

CITY OF  
**BRANTFORD**



# New Zoning By-law Project

**5**

## Mixed-Use Zones

DISCUSSION PAPER



May 2022

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# 1 Introduction



The City of Brantford New Zoning By-law Project is a comprehensive phased approach that will establish a new Zoning By-law for the City of Brantford that is in conformity with the City's Official Plan - Envisioning Our City: 2051, Provincial policies and emerging best practices. It will replace the current City of Brantford Zoning By-law 160-90 and the County of Brant Zoning By-law 61-16 that applies to the municipal boundary adjustment lands. The new Zoning By-law will regulate all lands within the City of Brantford, including the former County lands, and it will provide zoning direction in a clear, concise and easy to read document.

The New Zoning By-law Project will occur over approximately twenty-seven months, divided into six phases, as outlined below.

**Phase 1** included background research related to development activity within the City and variances to the existing Zoning By-law. In addition, the phase included a review of the City's reports related to land use, transportation, parking, and urban design.

**Phase 2** included the preparation of the Public Consultation and Communication Plan, outlining the key timelines for engagement and presentation to the project's commenting committees. Engagement feedback will be incorporated into the Discussion Papers in the third phase and the subsequent new Zoning By-law.

**Phase 3** includes the preparation of Discussion Papers, including this report, related to:

- Zoning By-law Structure;
- General Provisions;
- Definitions;
- Parking and Loading Standards;
- Residential Zones;
- Mixed Use Zones;
- Employment Zones;
- Institutional Zones;
- Agricultural Zones; and
- Other Zones.

Phase 3 will also include public input into the Discussion Papers, as well as presentations to Council's Zoning By-law Task Force and the Committee of the Whole – Planning and Administration.

**Phase 4** will include the preparation of the Strategic Directions Report, public engagement opportunities, and a presentation to the Committee of the Whole – Planning and Administration.

**Phase 5** will include the preparation of the first draft new Zoning By-law, as well as public consultations, and the circulation of the Draft among City Departments and commenting agencies.

**Phase 6** will include the preparation and approval of the final new Zoning By-law, as well as public consultations, and circulation among City Departments and commenting agencies.

## **1.1 What is a Zoning By-law?**

A Zoning By-law implements the direction of the Official Plan and contains specific requirements for parcels of land including but not limited to:

- Permitted uses;
- Permitted building types;
- Building height;
- Where buildings and structures can be located on a lot – i.e., front, side and rear yard setbacks;
- Lot standards such minimum lot area and frontage; and
- Parking standards.

As noted above, a Zoning By-law implements the direction the Official Plan, which is required to be consistent with and conform to Provincial policies. Provincial land use documents in Ontario such as the Provincial Policy Statement and the Growth Plan for the Greater Golden Horseshoe outline the rules and direction for land use. Provincial policies typically provide more general direction for land uses whereas Official Plans provide more details for land uses. A Zoning By-law provides specific details for an individual property. Ontario's land use planning framework structure is illustrated in **Figure 1**.



**Figure 1: Ontario's land use planning framework**

## **1.2 Why does it matter to you?**

The new Zoning By-law will implement the vision of the City's new Official Plan - Envisioning our City: 2051, influencing the look and feel of City.

As residents and stakeholders in and around the City, you have an important role to play in shaping the future of the City. As experts of your community, you can provide insights to help inform and influence a variety of aspects of the Zoning By-law such as urban design standards, provisions related to parking and park space, as well as building types and density.

## **1.3 Purpose of this Discussion Paper**

The purpose of this Discussion Paper is to identify a general blueprint for the proposed Mixed-Use Zones in the new Zoning By-law. This Paper reviews the mixed-use sections of the Brantford Official Plan followed by a review of the existing zones applicable to lands within each designation. This analysis helps inform the proposed new zone options and corresponding built form provisions. The Paper also explores built form best practices and discusses whether intensification areas should be pre-zoned and whether inclusionary zoning can be used to provide affordable housing in Brantford.

## **1.4 Structure of Paper**

The contents of this Discussion Paper are outlined below:

- Chapter 1: provides an overview of the New Zoning By-law Project, outlining what a Zoning By-law is and why it is relevant to the growth of the City and describing the purpose of the Mixed-Use Discussion Paper.
- Chapter 2: summarizes the structure of the Mixed-Use Designations within the new City of Brantford Official Plan – Envisioning Our City: 2051 and describes which zones apply within the designations and how to proceed with zoning these lands in the new Zoning By-law.
- Chapter 3: summarizes built form best practices for the Downtown and mid-rise and high-rise buildings.
- Chapter 4: describes and evaluates options for intensification through pre-zoning and inclusionary zoning in the Mixed-Use Zones.
- Chapter 5: contains conclusions and next steps.

## 2 Mixed-Use Designations and Corresponding Zones



This Chapter outlines the policy direction for the following three land use designations in the Official Plan that are focused on mixed-use development:

- Downtown Urban Growth Centre;
- Major Commercial Centre; and
- Intensification Corridor.

This Chapter also reviews the current zones that apply to lands located within the above-noted mixed-use designations to determine if the uses permitted in the zones conform to the Official Plan and if the existing lot and yard provisions are appropriate. Recommendations on how to proceed with zoning lands within these designations in the new Zoning By-law are provided. Once zone categories are settled, the terms used in each zone will be reviewed and refined to ensure the new Zoning By-law is consistent and easy to read.

### 2.1 Downtown Urban Growth Centre

The Downtown Urban Growth Centre (UGC) is intended to be the “cultural, entertainment and administrative heart of the City” (Official Plan policy 5.3.1.a.i). This mixed-use designation is planned to accommodate and attract population and employment growth through adequate infrastructure, services and amenities.

Located within a Strategic Growth Area, the Downtown UGC is planned to achieve an overall minimum density of 150 residents and jobs combined per hectare by the year 2031. The UGC is encouraged to incorporate a mix of uses on individual development sites and within individual buildings. To adapt to a range of permitted uses, the Official Plan encourages a minimum floor to ceiling height for ground floors of 4.25 metres.

Permitted uses in the Downtown Urban Growth Centre Designation may include:

- i. “Retail and service commercial uses, including but not limited to a department stores, grocery stores, restaurants and retail warehouses;
- ii. Hotels, including ancillary uses;
- iii. Convention/conference facilities;
- iv. Office uses;
- v. Cultural, entertainment and recreational uses;
- vi. Institutional uses, including secondary and elementary schools, post-secondary education facilities and places of worship;

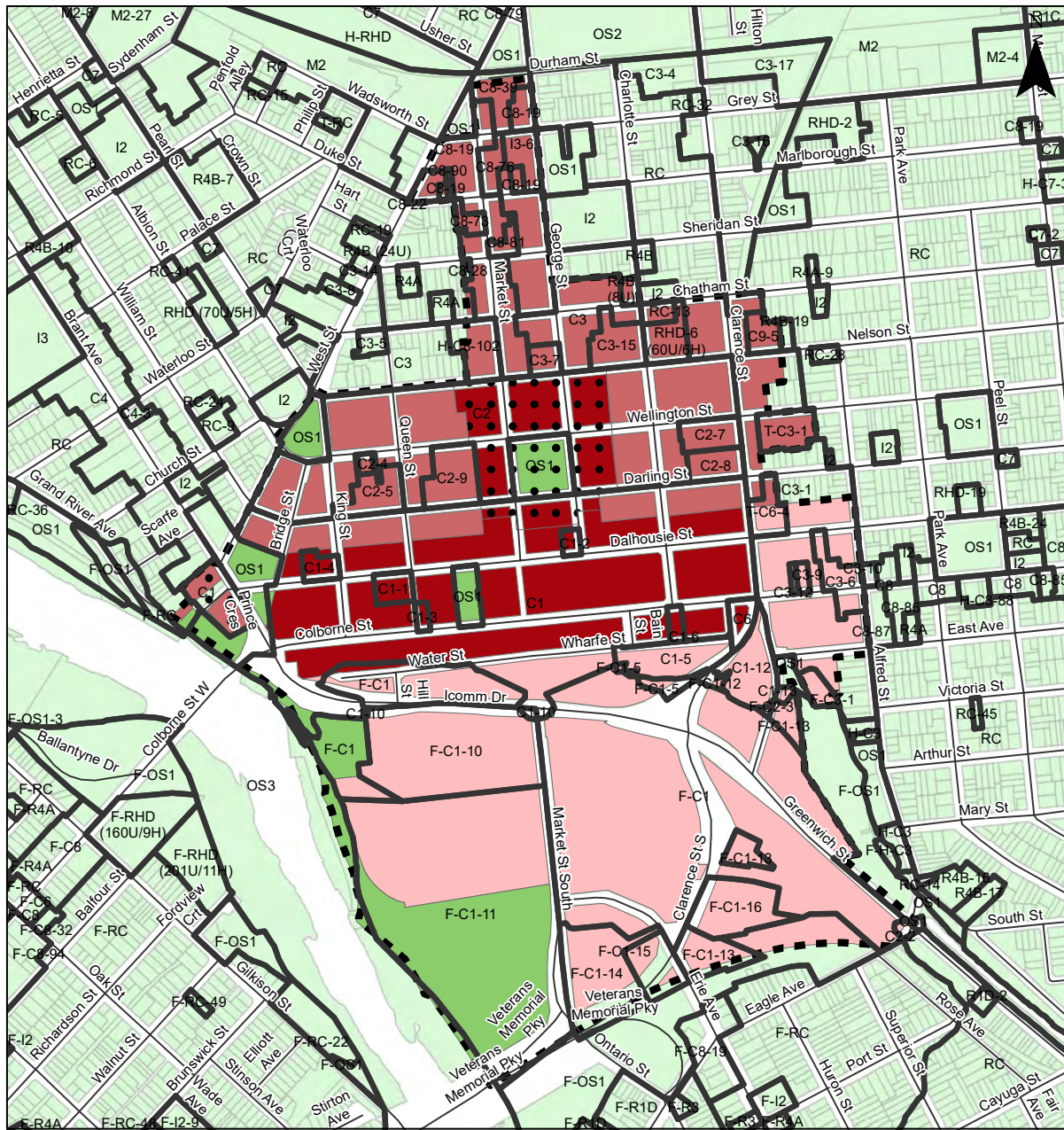
- vii. Daycare facilities;
- viii. Residential units in stand-alone and mixed-use Mid-rise and High-rise Residential buildings;
- ix. Live-work units, incorporating small-scale service commercial, retail or office uses;
- x. Retirement homes and Communal housing, which may include special needs housing and nursing homes; and
- xi. Commercial and/or accessory parking facilities at grade and/or in structures.”

The Downtown Urban Growth Centre is comprised of 3 different precincts as shown in **Figure 2** which include:

- The Historic Mainstreets Precinct;
- The Lower Downtown Precinct; and
- The Upper Downtown Precinct.

The Official Plan includes policies specific to each precinct that apply in addition to the policies for the Downtown UGC. The following sections discuss the precincts in detail and the current zones that apply to lands located within the precincts, which are also shown in **Figure 2**.





**Legend**

-  Urban Growth Centre Boundary
-  Heritage Conservation Districts
-  Parks & Public Open Space
-  Lower Downtown Precinct
-  Upper Downtown Precinct
-  Historic Mainstreet Precinct

0 0.1 0.2 0.4 Kilometers

Figure 2: Brantford's Downtown Urban Growth Centre with Current Zones

### 2.1.1 The Historic Mainstreets Precinct

Notwithstanding the permitted uses set out in the Downtown UGC, the Historic Mainstreets Precinct prohibits auto-focused uses including drive through facilities, automobile service centres and repair shops, automobile dealerships, and commercial uses requiring extensive storage areas, such as retail warehouses and lumber yards. Buildings within the precinct shall be a minimum building height of 3 storeys or 10 metres, whichever is greater. Residential units are prohibited from locating at-grade fronting along Water Street, Wharfe Street, Colborne Street, Dalhousie Street or Market Street. At-grade residential units are permitted along King Street, Queen Street, George Street, Charlotte Street or Clarence Street provided they are located along the rear or side façades of the buildings.

As shown in **Figure 2**, lands within the Historic Mainstreets Precinct are currently regulated by one of the following three zones:

- Core Commercial Zone (C1) including site specific exceptions;
- Mixed Commercial Residential Zone (C3); and
- Automobile Service Commercial Zone (C6).

#### Permitted Uses

The range of uses permitted within these zones is set out in **Table 1** below:

The Official Plan prohibits new auto-focused uses within the Historic Mainstreets Precinct. A C6 Zone, known as the Automobile Service Commercial zone, is present within this designation, however this site, located at Colborne Street and Clarence Street is currently vacant and could be rezoned in conformity with the designation.

Likewise, the Mixed Commercial Residential Zone (C3) permits several types of low-rise dwellings which are also not permitted within the Historic Mainstreets Precinct.

Those uses bolded and highlighted in yellow in **Table 1** and summarized below do not conform to the Official Plan policies for the Historic Mainstreets Precinct and should not be included in a new zone for the Precinct:

- automobile gas bars;
- automobile service station;
- automobile washing facility;
- low-rise residential dwelling units; and
- motor vehicle sales.

Table 1: Uses Permitted by Current Zones in the Historic Mainstreets Precinct

Zone	C1	C3	C6	New Historic Mainstreets Zone
Existing Apartment Dwellings	Yes	Yes	-	Yes
Apartment dwellings	-	Yes	-	Yes
Art gallery	Yes	Yes	-	Yes
Artist's studio	Yes	-	-	Yes
Arts school	Yes	Yes	-	Yes
Lodging houses, within converted dwellings	-	Yes	-	Yes
Assisted housing in apartment dwellings	Yes	-	-	-
<b>Automobile gas bars</b>	-	-	<b>Yes</b>	-
<b>Automobile service station</b>	-	-	<b>Yes</b>	-
<b>Automobile washing facility</b>	-	-	<b>Yes</b>	-
Bakery	Yes	-	-	-
Bed and Breakfast Establishment	-	-	-	Yes
Commercial school	Yes	Yes	-	Yes
Converted dwelling	-	Yes	-	-
Convention centre	Yes	-	-	Yes
Crisis residence	Yes	Yes	-	Yes
Day nursery	Yes	Yes	-	Yes
<b>Duplex dwelling</b>	-	<b>Yes</b>	-	-
Dwelling units	-	Yes	Yes	-
Dwelling units in existing buildings	Yes	-	-	Yes
Farmers market	Yes	-	-	Yes
Financial institution	Yes	-	-	Yes
<b>Fourplex dwellings</b>	-	<b>Yes</b>	-	-
Funeral homes	-	Yes	-	Yes
General office	Yes	Yes	-	Yes
Grocery store	Yes	-	-	Yes
Group correctional home	Yes	Yes	-	Yes
Group correctional residence	Yes	Yes	-	-
Group home	Yes	Yes	-	Yes
Group residence	Yes	Yes	-	-
Health clubs	Yes	-	-	-
Home furnishing store	Yes	-	-	-
Home occupation	-	Yes	-	Yes
Hotel	Yes	-	-	Yes
Junior department store	Yes	-	-	Yes
Library	Yes	-	-	Yes
Major department store	Yes	-	-	Yes
Medical clinic	Yes	Yes	-	Yes
Medical office	Yes	Yes	-	Yes
Mini-group home	Yes	Yes	-	Yes
Mixed-Use building	Yes	-	-	Yes
<b>Motor vehicle sales</b>	-	-	<b>See Note 1</b>	-
Museum	Yes	Yes	-	Yes
Neighbourhood convenience store	Yes	Yes	-	Yes
Parking lots or structures	Yes	-	-	Yes
Pawnbroker shop	Yes	-	-	Yes
Personal service store	Yes	Yes	-	Yes
Pharmacy	Yes	-	-	Yes
Photocopy shop	Yes	-	-	Yes
Photographer's studio	Yes	Yes	-	Yes
Place of assembly	<b>Yes</b>	-	-	Yes
Place of entertainment/recreation	Yes	-	-	Yes
Place of worship	Yes	-	-	Yes
Post-secondary school	Yes	-	-	Yes
Postal station	Yes	-	-	Yes

Zone	C1	C3	C6	New Historic Mainstreets Zone
Private club	Yes	Yes	-	-
Private park	Yes	-	-	Yes
Public hall	Yes	-	-	-
Private school	Yes	-	-	Yes
Public school	Yes	-	-	Yes
Public garage	-	-	Yes	-
Public transit facility	Yes	-	-	Yes
Restaurant	Yes	Yes	-	Yes
Retail store	Yes	-	-	Yes
Retirement home	Yes	-	-	Yes
Retirement home within converted dwellings	-	Yes	-	Yes
Secondary school	Yes	-	-	Yes
<b>Semi-detached dwelling</b>	-	<b>Yes</b>	-	-
Service or repair shop	Yes	-	-	Yes
Shopping center	Yes	-	-	Yes
<b>Single detached dwelling</b>	-	<b>Yes</b>	-	-
Specialty retail store	Yes	Yes	-	Yes
Street townhouse dwelling, comprising a maximum of four attached dwelling units	-	Yes	-	Yes
Supermarket	Yes	-	-	-
Taxi establishment	Yes	-	-	Yes
Telecommunication centre	Yes	-	-	Yes
Telecommunication service	Yes	-	-	Yes
Theatre	Yes	-	-	Yes
<b>Triplex dwelling</b>	-	<b>Yes</b>	-	<b>Yes</b>
Veterinary clinic	Yes	Yes	-	Yes

Note 1: Denotes accessory/ancillary/incidental use

In the new Zoning By-law, it is recommended that a new Mainstreets Zone apply to this Precinct. The range of uses permitted in the Mainstreets Zone should include many of the uses permitted in the C1 and C3 Zones as identified in **Table 1** except as noted above. Not all of the uses listed in Table 1 will be included in the new Zoning By-law as a number of the uses will be combined and others eliminated as described in Discussion Paper #3 - Definitions.

An area specific requirement or a schedule overlay will need to be included to ensure only non-residential uses are provided at-grade along Water Street, Wharfe Street, Colborne Street, Dalhousie Street and Market Street, in conformity with the Official Plan. Existing uses in the Mainstreets Zone that do not conform to the policies of the Official Plan will be reviewed later in the project to determine if they will continue as legal non-conforming uses or be recognized with a site specific zone and/or a modified policy area in the Official Plan.

## Zone Provisions

A list of provisions within the C1 and C3 zones are set out in **Table 2**. The C3 zone also includes separate provisions for low-rise residential building types. However, for the purpose of considering provisions for the new Mainstreets Zone, which is a mixed-use zone, **Table 2** focuses on lot and yard provisions for commercial, mixed-uses and all other similar permitted uses. The C6 zone is not included in **Table 2** as this zone focuses on provisions for auto-focused uses which are prohibited within the Precinct, and since there are no existing gas stations or similar uses, the permissions should be removed.

From a review of the zone provisions, the Core Commercial Zone (C1) appears to be the appropriate zone to use as the basis for zone provisions for a new Mainstreets Zone.

The existing provisions in the C1 zone will need to be reviewed with other best practices as set out in **Chapter 3** of this Discussion Paper to create one set of provisions for the new Mainstreets Zone. The minimum building height will also need to be modified to 3 storeys or 10 metres, whichever is greater, to conform to the Official Plan policies.

**Table 2: Current Zone Provisions in the Historic Mainstreets Precinct**

Zone	C1		C3
	Mixed-Use	All Permitted Uses	All Permitted Uses
<b>Max. Gross Floor Area</b>	-	-	225m <sup>2</sup>
<b>Min. Lot Area</b>	0m <sup>2</sup>	0m <sup>2</sup>	360m <sup>2</sup>
<b>Min. Lot Width</b>	0m	0m	12m
<b>Max. Lot Coverage</b>	100%	100%	40%
<b>Min. Height</b>	2 storeys	-	-
<b>Max. Height</b>	8 storeys	8 storeys	12m
<b>Min. Building Stepback</b>	1.5m above 6 storeys		-
<b>Min. Ground Floor Height</b>	4.5m	-	-
<b>Min. Front Yard</b>	Established front building line or maximum of 3 metres	0m	Established Front Building Line
<b>Min. Rear Yard</b>	-	-	0m
abutting a Residential Zone	7.5m	7.5m	-
abutting any other Zone	-	-	-
<b>Min. Interior Side Yard</b>	-	-	0.6m
abutting a Residential Zone	7.5m	3.0m	0m
abutting a building with windows on the facing wall	5.5m	-	-
abutting any other Zone	0m	0m	0m
<b>Side Yard Exterior</b>	0m	0m	0m
<b>Amenity Space</b>	3m <sup>2</sup>	-	-
<b>Landscaped Open Space</b>	15%	0%	10%

### 2.1.3 The Lower Downtown Precinct

The Lower Downtown Precinct is planned to accommodate intensification through redevelopment of vacant and underutilized lands and buildings and is envisioned to develop as a complete community. Auto-focused uses are not permitted in the Lower Downtown Precinct. In addition to the uses set out in the Downtown UGC, the existing casino is specifically permitted in the Lower Downtown Precinct. Buildings containing residential units are required to be at least 3 storeys in height.

As shown in **Figure 2**, lands within the Lower Downtown precinct are currently regulated by one of the following zones:

- Core Commercial Zone (C1) including site specific exceptions;
- Mixed Commercial Residential Zone (C3) including site specific exceptions; and
- General Commercial Zone (C8) including site specific exceptions.

#### Permitted Uses

The range of uses permitted within these zones is set out in **Table 3** below:

Those uses highlighted yellow in **Table 3** and summarized below do not conform to the Official Plan permissions for the Lower Downtown Precinct and should not be included in any new zone for the Precinct:

- automobile gas bars;
- automobile rental establishment;
- automobile service station;
- automobile washing facility;
- public garage;
- boat and recreational vehicle sales establishment; and
- propane storage tank.

In the new Zoning By-law, it is recommended that a new Lower Downtown Zone apply to this Precinct. The range of uses permitted in the Lower Downtown Zone should include many of the uses permitted in the C1, C3 and C8 Zones as identified in **Table 3** except as noted above. Not all of the uses listed in Table 1 will be included in the new Zoning By-law as a number of the uses will be combined and others eliminated as described in Discussion Paper #3 - Definitions.

Table 3: Uses Permitted by Current Zones in the Lower Downtown Precinct

Zone	C1	C3	C8	New Lower Downtown Precinct
Existing Apartment Dwellings	Yes	Yes	-	Yes
Apartment dwellings	-	Yes	-	Yes
Art gallery	Yes	Yes	Yes	Yes
Artist's studio	Yes	-	Yes	Yes
Arts school	Yes	Yes	-	Yes
Lodging houses, within converted dwellings	-	Yes	-	Yes
Assisted housing in apartment dwellings	Yes	-	-	Yes
<b>Automobile gas bars</b>	-	-	<b>Yes</b>	-
<b>Automobile rental establishment</b>	-	-	<b>Yes</b>	-
<b>Automobile service station</b>	-	-	<b>Yes</b>	-
<b>Automobile washing facility</b>	-	-	<b>Yes</b>	-
Bakery	Yes	-	Yes	Yes
Bed and Breakfast Establishment	-	-	-	Yes
<b>Boat and recreational vehicle sales establishment</b>	-	-	<b>Yes</b>	-
Building supply center	-	-	Yes	Yes
Commercial school	Yes	Yes	Yes	Yes
Converted dwelling	-	Yes	-	-
Convention center	Yes	-	-	Yes
Crisis residence	Yes	Yes	-	Yes
Day nursery	Yes	Yes	Yes	Yes
Duplex dwelling	-	Yes	-	Yes
Dwelling units	-	Yes	Yes	Yes
Dwelling units in existing buildings	Yes	-	-	Yes
Farmers market	Yes	-	-	Yes
Financial institution	Yes	-	Yes	Yes
Fourplex dwellings	-	Yes	-	Yes
Fresh produce outlet	-	-	Yes	Yes
Funeral homes	-	Yes	Yes	Yes
General office	Yes	Yes	Yes	Yes
Grocery store	Yes	-	-	Yes
Group correctional home	Yes	Yes	-	Yes
Group correctional residence	Yes	Yes	-	-
Group home	Yes	Yes	-	Yes
Group residence	Yes	Yes	-	-
Health clubs	Yes	-	Yes	-
Home furnishing store	Yes	-	Yes	-
Home occupation	-	Yes	-	Yes
Hotel	Yes	-	Yes	Yes
Junior department store	Yes	-	-	Yes
Library	Yes	-	Yes	Yes
Major department store	Yes	-	-	-
Meat store	-	-	Yes	Yes
Medical clinic	Yes	Yes	Yes	Yes
Medical office	Yes	Yes	Yes	Yes
Mini-group home	Yes	Yes	-	Yes
Mixed-Use building	Yes	-	Yes	Yes
Motel	-	-	Yes	-
Motor vehicle sales	-	-	See Note 1	Yes
Museum	Yes	Yes	-	Yes



## Discussion Paper #5 – Mixed Use, Brantford New Zoning By-law Project

Zone	C1	C3	C8	New Lower Downtown Precinct
Neighbourhood convenience store	Yes	Yes	Yes	Yes
Nursery garden centre	-	-	Yes	Yes
Parking lots or structures	Yes	-	-	Yes
Pawnbroker shop	Yes	-	-	Yes
Personal service store	Yes	Yes	Yes	Yes
Pharmacy	Yes	-	Yes	Yes
Photocopy shop	Yes	-	Yes	Yes
Photographer's studio	Yes	Yes	Yes	Yes
Place of assembly	Yes	-	-	Yes
Place of entertainment/recreation	Yes	-	Yes	Yes
Place of worship	Yes	-	Yes	Yes
Post-secondary school	Yes	-	-	Yes
Postal station	Yes	-	-	Yes
Private club	Yes	Yes	Yes	-
Private park	Yes	-	Yes	Yes
<b>Propane storage tank</b>	-	-	<b>Yes</b>	-
Public hall	Yes	-	-	Yes
Private school	Yes	-	-	Yes
Public school	Yes	-	-	Yes
<b>Public garage</b>	-	-	<b>Yes</b>	-
Public hall	-	-	Yes	-
Public transit facility	Yes	-	-	Yes
Restaurant	Yes	Yes	Yes	Yes
Retail store	Yes	-	Yes	Yes
Retail warehouse	-	-	Yes	Yes
Retirement home	Yes	-	-	Yes
Retirement home within converted dwellings	-	Yes	-	Yes
Secondary school	Yes	-	-	Yes
Semi-detached dwelling	-	Yes	-	Yes
Service or repair shop	Yes	-	Yes	Yes
Shopping center	Yes	-	Yes	Yes
Single detached dwelling	-	Yes	-	Yes
Specialty retail store	Yes	Yes	Yes	Yes
Street townhouse dwelling, comprising a maximum of four attached dwelling units	-	Yes	-	Yes
Supermarket	Yes	-	-	-
Taxi establishment	Yes	-	-	Yes
Telecommunication centre	Yes	-	-	Yes
Telecommunication service	Yes	-	-	Yes
Theatre	Yes	-	-	Yes
Triplex dwelling	-	Yes	-	Yes
Veterinary clinic	Yes	Yes	Yes	Yes
Accessory uses, buildings and structures	Yes	Yes	Yes	-

Note 1: Denotes accessory/ancillary/incidental use

## Zone Provisions

A list of provisions within the C1, C3, and C8 zones are set out in **Table 4**. The C3 Zone also includes separate provisions for low-rise residential building types, however, for the purpose of considering provisions for a mixed-use zone, **Table 4** focuses on lot and yard provisions for commercial, mixed-uses and all other similar permitted uses.

From the review of the zone provisions, the Core Commercial Zone (C1) appears to be the appropriate zone to use as the basis for a new Lower Downtown Zone, as is the case for the Mainstreets Zone. However, it is recommended that the Lower Downtown Zone should differentiate the Lower Downtown from the other Downtown precincts by allowing heights higher than 8 storeys. Similar to the Mainstreets Zone, the new Lower Downtown Zone will need to include a minimum building height provision of 3 storeys or 10 metres.

The Official Plan does not establish a maximum height however, a maximum height will be considered through the best practices review in **Chapter 3** and finalized in the next phase of the Zoning By-law Project. Existing uses in Lower Downtown that do not conform with the policies of the Official Plan will be reviewed later in the Zoning By-law Project to determine if they will continue as legal non-conforming uses or be recognized with a site-specific zone and/or a modified policy area in the Official Plan. Additional uses will also be included in the new zone to conform with the policies of the Official Plan including commercial parking facilities and apartment dwellings.

**Table 4: Current Zone Provisions in the Lower Downtown Precinct**

Zone	C1		C3	C8
	Mixed-Use	All Permitted Uses	All Permitted Uses	All Permitted Uses
<b>Max. Gross Floor Area</b>	-	-	225m <sup>2</sup>	-
<b>Min. Lot Area</b>	0m <sup>2</sup>	0m <sup>2</sup>	360m <sup>2</sup>	900m <sup>2</sup>
<b>Min. Lot Width</b>	0m	0m	12m	30m
<b>Max. Lot Coverage</b>	100%	100%	40%	40%
<b>Min. Height</b>	2 storeys	-	-	-
<b>Max. Height</b>	8 storeys	8 storeys	12m	10m
<b>Min. Building Stepback</b>	1.5m above 6 storeys	-	-	-
<b>Min. Ground Floor Height</b>	4.5m	-	-	-
<b>Min. Front Yard</b>	Established front building line or maximum of 3 metres	0m	Established Front Building Line	9m
<b>Min. Rear Yard</b>	-	-	0m	-
abutting a Residential Zone	7.5m	7.5m	-	-
abutting a lot in a General Commercial Zone	-	-	-	0m
abutting any other Zone	0m	0m	-	6m
<b>Min. Interior Side Yard</b>	-	-	0.6m	-
abutting a Residential Zone	7.5m	3.0m	-	-
abutting a lot in a General Commercial Zone	-	-	-	0m
abutting a building with windows on the facing wall	5.5m	-	-	-
abutting any other Zone	0m	0m	0m	6m
<b>Side Yard Exterior</b>	0m	0m	0m	9m
<b>Amenity Space</b>	3m <sup>2</sup>	-	-	-
<b>Landscaped Open Space</b>	15%	0%	10%	10%

### 2.1.4 The Upper Downtown Precinct

In addition to the permitted uses set out in the policies for the Downtown UGC, low-rise residential buildings, as well as additional residential units, and home occupations and bed and breakfast establishments that are within any low-rise residential building are permitted in the Upper Downtown Precinct. Further the Official Plan requires that buildings in the Upper Downtown fronting onto an Arterial or Collector Road shall be a minimum height of 2 storeys or 7 metres, whichever is greater. In proximity to the Downtown Transit terminal particularly along Market Street between the terminal and the VIA/GO Transit station, the Official Plan policies are designed to achieve increased residential and employment intensities and a mix of residential, office, institutional and commercial development.

As shown in **Figure 2**, lands within the Upper Downtown precinct are currently regulated by one of the following zones:

- Core Commercial Zone (C1) including site specific exceptions;
- Fringe Core Commercial Zone (C2);
- Mixed Commercial Residential Zone (C3) including site specific exceptions;
- General Commercial Zone (C8) including site specific exceptions; and
- Institutional Major Zone (I3) including site specific exceptions.

#### Permitted Uses

The range of uses permitted within these zones is set out in **Table 5** below:

Those uses highlighted yellow in Table 5 and summarized below do not conform to the Official Plan policies for the Upper Downtown Precinct and should not be included in a new zone for the Precinct:

- automobile gas bars;
- automobile rental establishment;
- automobile service station;
- automobile washing facility;
- public garage;
- boat and recreational vehicle sales establishment; and
- propane storage tank.

Since the Upper Downtown Precinct is the only precinct within the Downtown Urban Growth Centre where low-rise residential uses are permitted by the Official Plan, there are two options to consider for implementing this direction for the Upper Downtown:

1. A new zone for the Upper Downtown Precinct that permits low-rise residential uses across the Precinct; or
2. The existing low rise residential areas in the Precinct could be zoned in a residential zone and a new Upper Downtown (UDT) Zone could be created for the remaining areas of the Precinct and the lands around the transit terminal, which combines the Commercial (C1, C2, C3, C8) Zones.

**Table 5: Uses Permitted by Current Zones in the Upper Downtown Precinct**

Zone	C1	C2	C3	C8	I3
Existing Apartment Dwellings	Yes	-	Yes	-	-
Apartment dwellings	-	Yes	Yes	-	-
Art gallery	Yes	Yes	Yes	Yes	-
Artist's studio	Yes	Yes	-	Yes	-
Arts school	Yes	Yes	Yes	-	-
Lodging houses, within converted dwellings	-	-	Yes	-	-
Assisted housing in apartment dwellings	Yes	Yes	-	-	-
<b>Automobile gas bars</b>	-	-	-	<b>Yes</b>	-
<b>Automobile rental establishment</b>	-	-	-	<b>Yes</b>	-
<b>Automobile service station</b>	-	-	-	<b>Yes</b>	-
<b>Automobile washing facility</b>	-	-	-	<b>Yes</b>	-
Bakery	Yes	Yes	-	Yes	-
<b>Boat and recreational vehicle sales establishment</b>	-	-	-	<b>Yes</b>	-
Building supply centre	-	-	-	Yes	-
Commercial school	Yes	Yes	Yes	Yes	-
Converted dwelling	-	Yes	Yes	-	-
Convention centre	Yes	Yes	-	-	-
Crisis residence	Yes	Yes	Yes	-	Yes
Day nursery	Yes	Yes	Yes	Yes	Yes
Duplex dwelling	-	-	Yes	-	-
Dwelling units	-	Yes	Yes	Yes	-
Dwelling units in existing buildings	Yes	-	-	-	-
Elementary school	-	-	-	-	Yes
Farmers market	Yes	Yes	-	-	-
Financial institution	Yes	Yes	-	Yes	-
Fire station	-	Yes	-	-	-
Fourplex dwellings	-	-	Yes	-	-
Fresh produce outlet	-	-	-	Yes	-
Funeral homes	-	-	Yes	Yes	-
General office	Yes	Yes	Yes	Yes	-
Grocery store	Yes	Yes	-	-	-
Group correctional home	Yes	Yes	Yes	-	-
Group correctional residence	Yes	Yes	Yes	-	Yes
Group home	Yes	Yes	Yes	-	-
Group residence	Yes	Yes	Yes	-	Yes
Health clubs	Yes	Yes	-	Yes	-
Home for the aged	-	-	-	-	Yes
Home furnishing store	Yes	Yes	-	Yes	-
Home occupation	-	-	Yes	-	-
Hotel	Yes	Yes	-	Yes	-
Hospital	-	-	-	-	Yes
Junior department store	Yes	Yes	-	-	-
Library	Yes	Yes	-	Yes	-
Lodging house	-	Yes	-	-	-
Major department store	Yes	Yes	-	-	-

## Discussion Paper #5 – Mixed Use, Brantford New Zoning By-law Project

Zone	C1	C2	C3	C8	I3
Meat store	-	-	-	Yes	-
Medical clinic	Yes	Yes	Yes	Yes	-
Medical office	Yes	Yes	Yes	Yes	-
Mini-group home	Yes	Yes	Yes	-	-
Mixed-Use building	Yes	-	-	Yes	-
Monastery	-	-	-	-	Yes
Motel	-	-	-	Yes	-
Motor vehicle sales	-	-	-	See Note 1	-
Museum	Yes	Yes	Yes	-	-
Neighbourhood convenience store	Yes	Yes	Yes	Yes	Yes
Nursery garden centre	-	-	-	Yes	-
Nursing home	-	-	-	-	Yes
Parking lots or structures	Yes	Yes	-	-	Yes
Pawnbroker shop	Yes	-	-	-	-
Personal service store	Yes	Yes	Yes	Yes	Yes
Pharmacy	Yes	Yes	-	Yes	-
Photocopy shop	Yes	Yes	-	Yes	-
Photographer's studio	Yes	Yes	Yes	Yes	-
Place of assembly	Yes	Yes	-	-	-
Place of entertainment/recreation	Yes	Yes	-	Yes	-
Place of worship	Yes	Yes	-	Yes	Yes
Post-secondary school	Yes	Yes	-	-	Yes
Postal station	Yes	Yes	-	-	-
Private club	Yes	Yes	Yes	Yes	-
Public park	-	Yes	-	-	-
Private park	Yes	Yes	-	Yes	-
<b>Propane storage tank</b>	-	-	-	<b>Yes</b>	-
Public hall	Yes	Yes	-	-	-
Private school	Yes	-	-	-	Yes
Public school	Yes	-	-	-	-
<b>Public garage</b>	-	-	-	<b>Yes</b>	-
Public hall	-	-	-	Yes	-
Public transit facility	Yes	Yes	-	-	-
Restaurant	Yes	Yes	Yes	Yes	-
Retail store	Yes	Yes	-	Yes	-
Retail warehouse	-	-	-	Yes	-
Retirement home	Yes	Yes	-	-	Yes
Retirement home within converted dwellings	-	-	Yes	-	-
Secondary school	Yes	Yes	-	-	Yes
Second hand shop	-	Yes	-	-	-
Semi-detached dwelling	-	-	Yes	-	-
Service or repair shop	Yes	Yes	-	Yes	-
Shopping center	Yes	Yes	-	Yes	-
Single detached dwelling	-	-	Yes	-	-
Specialty retail store	Yes	Yes	Yes	Yes	-
Street townhouse dwelling, comprising a maximum of four attached dwelling units	-	-	Yes	-	-
Supermarket	Yes	Yes	-	-	-
Taxi establishment	Yes	Yes	-	-	-
Telecommunication centre	Yes	-	-	-	-
Telecommunication service	Yes	Yes	-	-	-
Theatre	Yes	Yes	-	-	-
Triplex dwelling	-	-	Yes	-	-
Veterinary clinic	Yes	Yes	Yes	Yes	-
Accessory uses, buildings and structures	Yes	Yes	Yes	Yes	Yes

Note 1: Denotes accessory/ancillary/incidental use

Option 2 is preferred as it maintains the character of the existing predominantly residential portion of the Upper Downtown Precinct while permitting mixed-use on those existing commercial zoned lands and lands around the transit terminal. In addition, lands currently zoned Institutional (I3) should continue to be zoned as part of an Institutional zone which will be determined in Discussion Paper #8 - Institutional Zones.

Not all of the uses listed in **Table 5** will be included in the new Zoning By-law as a number of the uses will be combined and others eliminated as described in Discussion Paper #3 - Definitions.

### Zone Provisions

A list of provisions within the relevant commercial zones is set out in **Table 6**. Some of the zones also include separate provisions for low-rise residential building types, however, for the purpose of considering provisions for a mixed-use zone, **Table 6** focuses on lot and yard provisions for commercial, mixed-uses, apartments and all other similar permitted uses.

Despite C1, C2, C3 and C8 being used to capture uses for the new zone, from the review of the provisions, a combination of the C1 and C2 zone provisions should be considered as the basis for the new Upper Downtown Zone as they fit best with the Official Plan policies. Consideration will need to be given to what is the appropriate lot width, lot area and lot coverage. A height overlay may also be considered to regulate heights fronting onto arterial or collector roads and uses in close proximity to the Downtown transit terminal. The provisions should also be consolidated to create one set of provisions as informed by the best practices. Provisions for low-rise residential uses will be explored as part of Discussion Paper #6 – Residential Zones.

**Table 6: Current Zone Provisions in the Upper Downtown Precinct**

Zone	C1		C2		C3	C8
	Mixed-Use	All Permitted Uses	Apartment Dwellings	All Permitted Uses	All Permitted Uses	All Permitted Uses
Max. Gross Floor Area	-	-	37m <sup>2</sup> /unit	-	225m <sup>2</sup>	-
Min. Lot Area	0m <sup>2</sup>	0m <sup>2</sup>	26m <sup>2</sup> /unit	200m <sup>2</sup>	360m <sup>2</sup>	900m <sup>2</sup>
Min. Lot Width	0m	0m	30m	6m	12m	30m
Max. Lot Coverage	100%	100%	50%	75%	40%	40%
Min. Height	2 storeys					
Max. Height	8 storeys	8 storeys	8 storeys	8 storeys	12m	10m
Min. Building Stepback	1.5m above 6 storeys	-	-	-	-	-
Min. Ground Floor Height	4.5m	-	-	-	-	-

Zone	C1		C2		C3	C8
	Mixed-Use	All Permitted Uses	Apartment Dwellings	All Permitted Uses	All Permitted Uses	All Permitted Uses
<b>Min. Front Yard</b>	Established front building line or maximum of 3 metres	0m	Established Front Building Line	Established Front Building Line	Established Front Building Line	9m
<b>Min. Rear Yard</b>	-	-	-	-	0m	-
abutting a Residential Zone	7.5m	7.5m	7.5m, plus 1.5m/storey for each storey above 5 storeys	7.5m	-	-
abutting a lot in a General Commercial Zone	-	-	-	-	-	0m
abutting any other Zone	0m	0m	7.5m	3m	-	6m
<b>Min. Interior Side Yard</b>	-	-	1.5m/storey to a maximum of 12m	-	0.6m	-
abutting a Residential Zone	7.5m	3.0m		6m	-	-
abutting a lot in a General Commercial Zone	-	-	-	-	-	0m
abutting a building with windows on the facing wall	5.5m	-	-	-	-	
abutting any other Zone	0m	0m	-	3m	0m	6m
<b>Side Yard Exterior</b>	0m	0m	3m	3m	0m	9m
<b>Amenity Space</b>	3.0m <sup>2</sup>		9m <sup>2</sup> /unit	-	-	-
<b>Landscaped Open Space</b>	15%	0%	20%	-	10%	10%

## 2.2 Major Commercial Centre

The Major Commercial Centre Designation is to be planned comprehensively to accommodate a range of residential, office, recreational, cultural, entertainment and community uses. Lands within this designation are to provide key connections to the existing and future transit system with lots of opportunity to intensify. Permitted uses include all those specified within the Downtown UGC and listed in Section 2.1 of this Discussion Paper with the addition of auto-focused uses such as automotive dealerships and repair shops.



Minimum building heights of residential and mixed-use buildings shall be 3 storeys and permitted office uses shall generally not exceed 4,000 square metres of gross floor area (GFA).

As shown in **Figure 3**, lands within the Major Commercial Centre Designation are currently regulated by the following zones:

- Automobile Service Commercial Zone (C6);
- General Commercial Zone (C8) including site specific exceptions;
- Community Centre Commercial Zone (C10) including site specific exceptions;
- District Centre Commercial Zone (C11) including site specific exceptions;
- New Format Commercial Zone (C12) including site specific exceptions;
- Residential High Density Zone (RHD) including site specific exceptions;
- Residential Medium Density Type A (R4A);
- Industrial Commercial (M1) including site specific exceptions; and
- General Industrial Commercial (M2) including site specific exceptions.

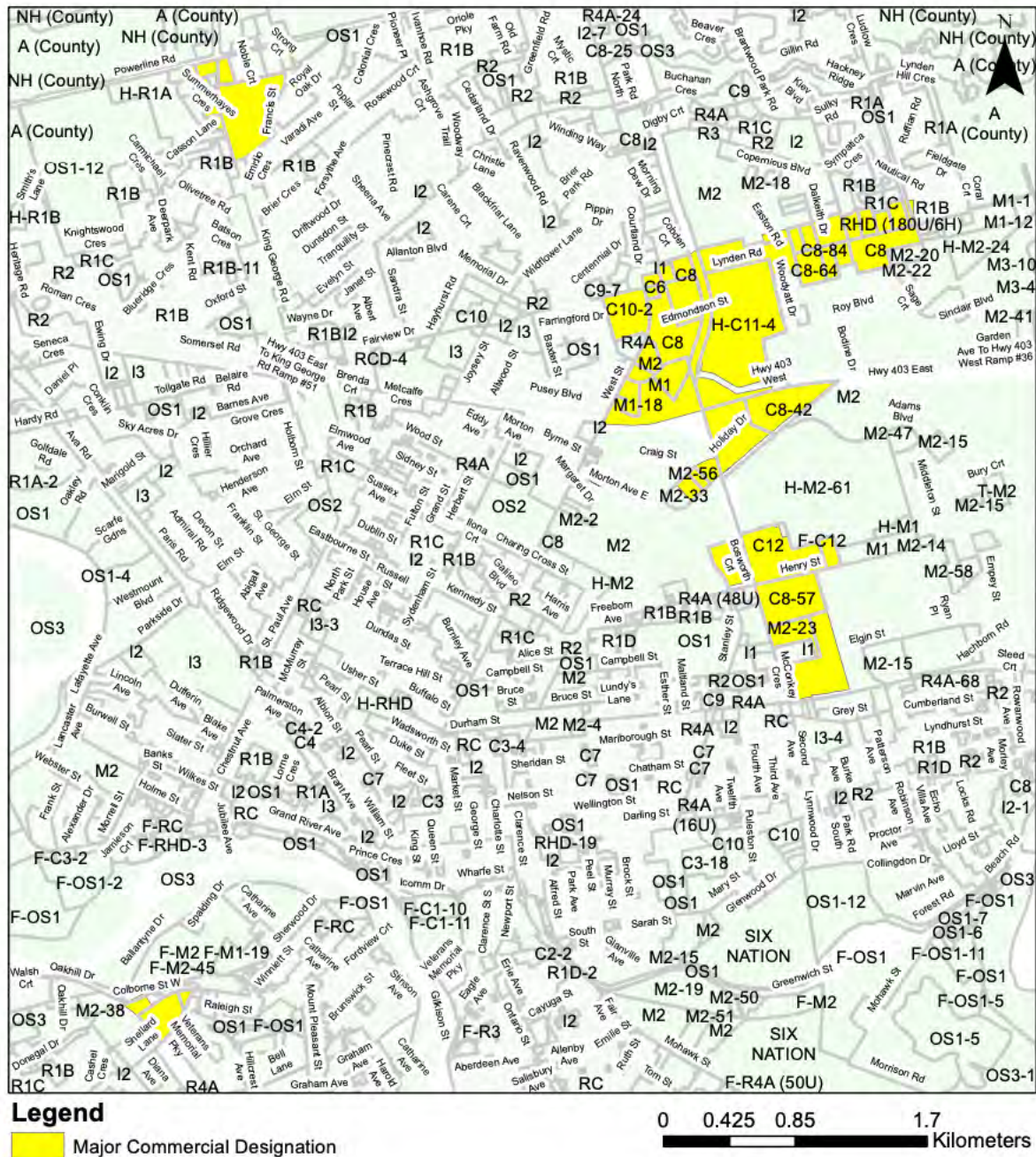


Figure 3: Brantford’s Major Commercial Centre Designation with Current Zones

## Permitted Uses

The range of uses permitted within these zones is set out in **Table 7** below:

**Table 7: Uses Permitted by Current Zones in the Major Commercial Centre Designation**

Zone	C6	C8	C10	C11	C12	RHD	R4B	M1	M2
<b>Agricultural uses</b>	-	-	-	-	-	-	-	-	Yes
Apartment dwellings	-	-	-	-	-	Yes	Yes	-	-
Amusement arcade	-	-	Yes	Yes	-	-	-	-	-
Art gallery	-	Yes	-	-	-	-	-	-	-
Artist's studio	-	Yes	-	-	-	-	-	-	-
Arts school	-	-	Yes	Yes	-	-	-	-	-
Autobody repair shop	-	-	-	-	-	-	-	-	Yes
Automobile gas bars	Yes	Yes	Yes	Yes	Yes	-	-	Yes	-
Automobile rental establishment	-	Yes	-	-	-	-	-	Yes	Yes
Automobile sales establishment	-	-	-	-	Yes	-	-	Yes	-
Automobile service station	Yes	Yes	-	Yes	Yes	-	-	Yes	-
Automobile supply store	-	-	-	-	-	-	-	Yes	-
Automobile washing facility	Yes	Yes	-	Yes	-	-	-	Yes	-
Bakery	-	Yes	Yes	Yes	-	-	-	-	-
Bed and breakfast establishment	-	-	-	-	-	Yes	Yes	-	-
<b>Boat and recreational vehicle sales establishment</b>	-	Yes	-	-	Yes	-	-	-	-
Building supply centre	-	Yes	-	-	Yes	-	-	-	-
<b>Bus garage</b>	-	-	-	-	-	-	-	-	Yes
Caretaker's residence	-	-	-	-	-	-	-	See Note 1	See Note 1
Catering service	-	-	-	-	-	-	-	Yes	Yes
Commercial school	-	Yes	Yes	Yes	Yes	-	-	-	-
Computer, electronic or data processing establishment	-	-	-	-	-	-	-	Yes	Yes
Crisis residence	-	-	-	-	-	Yes	Yes	-	-
Day nursery	-	Yes	Yes	Yes	-	Yes	Yes	-	-
Dry cleaning establishments	-	-	-	-	-	-	-	-	Yes
Dwelling units	-	Yes	-	-	-	-	-	-	-
Financial institution	-	Yes	Yes	Yes	Yes	-	-	Yes	-
Fresh produce outlet	-	Yes	-	-	-	-	-	-	-
Funeral homes	-	Yes	-	-	-	-	-	-	-
General office	-	Yes	Yes	Yes	Yes	-	-	Yes	See Note 1
Grocery store	-	-	Yes	Yes	Yes	-	-	-	-
Group correctional home	-	-	-	-	-	Yes	Yes	-	-
Group correctional residence	-	-	-	-	-	Yes	Yes	-	-
Group home	-	-	-	-	-	Yes	Yes	-	-
Group residence	-	-	-	-	-	Yes	Yes	-	-
Health clubs	-	Yes	Yes	Yes	Yes	-	-	-	-
Home for the aged	-	-	-	-	-	Yes	Yes	-	-
Home furnishing store	-	Yes	Yes	Yes	Yes	-	-	Yes	-
Home occupation	-	-	-	-	-	Yes	Yes	-	-
Hotel	-	Yes	-	-	-	-	-	-	-
<b>Impounding yard</b>	-	-	-	-	-	-	-	-	Yes
<b>Industrial mall</b>	-	-	-	-	-	-	-	Yes	Yes
<b>Industrial rental establishment</b>	-	-	-	-	-	-	-	Yes	Yes
<b>Industrial service office</b>	-	-	-	-	-	-	-	Yes	Yes
Junior department store	-	-	-	Yes	-	-	-	-	-
Kennel	-	-	-	-	-	-	-	-	Yes

## Discussion Paper #5 – Mixed Use, Brantford New Zoning By-law Project

Zone	C6	C8	C10	C11	C12	RHD	R4B	M1	M2
Laundromat	-	-	-	-	-	-	-	Yes	-
Library	-	Yes	-	-	-	-	-	-	-
<b>Liquid waste transfer station</b>	-	-	-	-	-	-	-	-	<b>Yes</b>
<b>Manufacturing uses</b>	-	-	-	-	-	-	-	<b>Yes</b>	<b>Yes</b>
Major department store	-	-	-	Yes	-	-	-	-	-
Meat store	-	Yes	-	-	-	-	-	-	-
Medical clinic	-	Yes	Yes	Yes	-	-	-	-	-
Medical office	-	Yes	Yes	Yes	-	-	-	-	-
Mini-group home	-	-	-	-	-	Yes	Yes	-	-
Mixed-Use building	-	Yes	Yes	Yes	-	-	-	-	-
Motel	-	Yes	-	-	-	-	-	-	-
Motor vehicle sales	See Note 1	See Note 1	-	-	-	-	-	See Note 1	See Note 1
Neighbourhood convenience store	-	Yes	Yes	Yes	Yes	Yes	Yes	Yes	-
Nursery garden centre	-	Yes	-	See Note 1	Yes	-	-	-	-
Nursing home	-	-	-	-	-	Yes	Yes	-	-
Personal service store	-	Yes	Yes	Yes	-	Yes	Yes	Yes	-
Pharmacy	-	Yes	Yes	Yes	Yes	-	-	-	-
Photocopy shop	-	Yes	Yes	Yes	-	-	-	-	-
Photographer's studio	-	Yes	Yes	Yes	-	-	-	-	-
Place of entertainment/recreation	-	Yes	Yes	Yes	Yes	-	-	-	-
Place of worship	-	Yes	Yes	Yes	-	-	-	-	-
Postal station	-	-	-	-	-	-	-	Yes	Yes
Private club	-	Yes	-	-	-	-	-	-	-
Public park	-	<b>Yes</b>	Yes	Yes	-	-	-	-	<b>Yes</b>
Private park	-	Yes	-	-	-	-	-	-	Yes
<b>Public storage warehouse</b>	-	-	-	-	-	-	-	-	<b>Yes</b>
<b>Propane storage tank</b>	-	<b>Yes</b>	-	-	-	-	-	-	<b>Yes</b>
<b>Public agency works yards</b>	-	<b>Yes</b>	-	-	-	-	-	-	<b>Yes</b>
Public hall	-	-	Yes	Yes	-	-	-	-	-
Printing establishment	-	-	-	-	-	-	-	Yes	Yes
Public garage	Yes	Yes	-	-	-	-	-	Yes	Yes
Public hall	-	Yes	-	-	-	-	-	-	-
Research uses	-	-	-	-	-	-	-	Yes	Yes
Restaurant	-	Yes	Yes	Yes	Yes	-	-	Yes	Yes
Retail store	-	Yes	Yes	-	Yes	-	-	See Note 1	See Note 1
Retail warehouse	-	Yes	-	-	Yes	-	-	Yes	-
Retirement home	-	-	-	-	-	Yes	Yes	-	-
Service industry	-	-	-	-	-	-	-	Yes	Yes
Service or repair shop	-	Yes	Yes	Yes	-	-	-	Yes	Yes
Shopping center	-	Yes	Yes	-	Yes	-	-	-	-
Specialty retail store	-	Yes	Yes	-	Yes	-	-	-	-
Telecommunication centre	-	-	-	-	-	-	-	-	-
Telecommunication service	-	-	-	-	-	-	-	Yes	Yes
Trade school	-	-	-	-	-	-	-	Yes	Yes
Transportation terminal	-	-	-	-	-	-	-	-	Yes
Veterinary clinic	-	Yes	Yes	Yes	-	-	-	-	-
<b>Wayside pits or wayside quarries</b>	-	-	-	-	-	-	-	-	<b>Yes</b>
<b>Warehouse uses</b>	-	-	-	-	-	-	-	<b>Yes</b>	<b>Yes</b>
<b>Wholesale uses</b>	-	-	-	-	-	-	-	<b>Yes</b>	<b>Yes</b>
Accessory uses, buildings and structures	-	Yes	Yes	Yes	Yes	Yes	Yes	-	Yes

Note 1: Denotes accessory/ancillary/incidental use

Those uses highlighted and in yellow and bolded in **Table 7** and summarized below do not conform to the Official Plan permissions for the Major Commercial Centre Designation:

- agricultural uses;
- bus garage;
- impounding yard;
- industrial mall;
- industrial rental establishment;
- industrial service office;
- kennel;
- liquid transfer waste station;
- manufacturing uses;
- public storage warehouse;
- propane storage tank;
- public agency works yards;
- wayside pits or wayside quarries;
- warehouse uses; and
- wholesale uses.

Other uses that should be removed include outdated uses, such as an amusement arcade and motels, as well as uses such as fire stations and “accessory uses” that are permitted in all zones. Other uses that are captured by a broader use, such as a meat store which can be classified as a grocery store, should be consolidated, as recommended in Discussion Paper #3: Definitions.

It is recommended that a new Major Commercial Centre (MCC) Zone be developed that is based on a consolidation of the Residential (RHD, R4A) zones and Commercial (C8, C10, C11) zones that currently apply within the Major Commercial Centre Designation and a scope of uses that reflects the Official Plan policies.

The lands with the Major Commercial Centre Designation that are currently regulated by the Industrial (M1, M2) zones are identified below including their current use:

- An Industrial Commercial (M1) Zone, located south of Edmondson Street, consists of a restaurant and several automobile service and rental establishments (534, 537 West Street, 6, 10 Edmondson Street); and

- A General Industrial (M2) Zone located at Edmondson Street and West Street occupied by an auto shop (575 West Street), variety store, radio broadcaster (571 West Street) and a gym (565 West Street).

These sites should be rezoned MCC in the new Zoning By-law to conform with the Official Plan since the existing uses are within the scope of the proposed new zone and designation.

### **Zone Provisions**

A list of provisions within the relevant zones applicable to the Major Commercial Centre Designation is set out in **Table 8**. The Industrial (M1, M2) zones are not included in the table as the industrial provisions are not recommended to form part of the new MCC Zone.

From the review of the provisions, it is recommended that the zone provisions for the new MCC Zone be based off a combination of the C10, C11 and RHD Zones. However, the new zone should set out the zone provisions by built form (i.e., different provisions for mixed-use, shopping centre and apartment building). These provisions will be prepared in the next phase of the New Zoning By-law Project.

As well, a separate zone could be created for gas bars and car washes that would apply City wide based on the provisions in the C6 and C8 zones.

The new Major Commercial Centre Zone will also need to establish a minimum building height of 3 storeys and a maximum office use gross floor area of 4,000m<sup>2</sup> to conform to the Official Plan policies.

Table 8: Current Zone Provisions in the Major Commercial Centre Designation

Zone	C6		C8		C10		C11		RHD	R4B
	Automobile Gas Bar, Service Stations and Public Garage	Automobile Washing Facilities	All Permitted Uses	Automobile Washing Facilities	Mixed Use Buildings	Shopping Centres	Mixed Use Buildings	Shopping Centres	Apartment Dwellings	Apartment Dwellings
Max. Gross Floor Area	750m <sup>2</sup>	-	-	-	-	10,200m <sup>2</sup>	-	32,950m <sup>2</sup>	40m <sup>2</sup> /unit	40m <sup>2</sup> /unit
Min. Lot Area		1200m <sup>2</sup>	900m <sup>2</sup>	1200m <sup>2</sup>	0m	2.0ha	0m	14ha	50m <sup>2</sup> /unit	167m <sup>2</sup> /unit
Min. Lot Width	30m	30m	30m	30m	0m	100m	0m	150m	30m	30m
Max. Lot Coverage	25%	25%	40%	25%	100%	30%	100%	30%	35%	35%
Min. Height					2 storeys		2 storeys			
Max. Height	7.5m	7.5m	10m	7.5m	6 storeys	10m	8 storeys	15m	12 storeys	4 storeys
Min. Building Stepback	-	-	-	-	0m	-	0m	-	-	-
Min. Ground Floor Height	-	-	-	-	4.5m	-	4.5m	-	-	-
Min. Front Yard	Buildings: 15m  Gas pump island and kiosk: 6m  Gas pump island canopy: 1m	9m	9m	9m	0m	9m	0m	30m	-	-
Min. Rear Yard	0m	12m	-	12m	-	6m	-	-	6m, plus 0.3m for each storey above one storey	7.5m
abutting a Residential Zone	6m	-	-	-	7.5m	-	7.5m	-	7.5m, plus 1.5m for each storey to a maximum of 15m	10m
Abutting a street	-	-	-	-	-	-	-	15m	-	-
abutting a lot in a General Commercial Zone	3m	-	0m	-	-	-	-	-	-	-

Zone	C6		C8		C10		C11		RHD	R4B
	Automobile Gas Bar, Service Stations and Public Garage	Automobile Washing Facilities	All Permitted Uses	Automobile Washing Facilities	Mixed Use Buildings	Shopping Centres	Mixed Use Buildings	Shopping Centres	Apartment Dwellings	Apartment Dwellings
abutting any other Zone	-	-	6m	-	0m	-	0m	8m	-	-
<b>Min. Interior Side Yard</b>	6m	6m	-	6m	-	6m	-	8m	1.5m/storey, to a maximum of 12m	7.5m
abutting a Residential Zone	-	-	-	-	7.5m	-	7.5m	-	-	-
abutting a lot in a General Commercial Zone	3m	3m	0m	3m	-	-	-	-	-	-
abutting a building with windows on the facing wall	-	-	-	-	5.5m	-	5.5m	-	-	-
abutting any other Zone	-	-	6m	-	0m	-	0m	-	-	-
<b>Side Yard Exterior</b>	Buildings: 15m  Gas pump island and kiosk: 6m  Gas pump island canopy: 1m	3.5m	9m	3.5m	0m	9m	0m	15m	7.5m, plus 0.3m for each storey above one storey	7.5m
<b>Amenity Space</b>	-	-	-	-	3m <sup>2</sup> /residential unit	-	3m <sup>2</sup> /residential unit	-	9m <sup>2</sup> /unit	9m <sup>2</sup> /unit
<b>Landscaped Open Space</b>	10%	10%	10%	10%	15%	10%	15%	10%	30%	30%



## 2.3 Intensification Corridor Designation

The Intensification Corridor Designation is planned to be “the connective spines of the City”, strengthening links between major nodes and the surrounding neighbourhoods and creating vibrant, pedestrian and transit-oriented places. This vision will be accomplished through investment in infrastructure, active transportation networks, residential intensification, infill and redevelopment, with particular attention to urban design.

Permitted uses within this designation include all of those specified in the Downtown UGC. Auto-focused uses are also permitted in the Intensification Corridor Designation, except for in the Brant Avenue Heritage Conservation District.

Townhouse dwellings identified as a low-rise buildings are also permitted, but only where lot depth between the street right-of-way and any abutting development is 35m or less.

Minimum height for mixed-use and residential buildings shall be 3 storeys while development along Erie Avenue shall not exceed a height of 6 storeys. Retail, service commercial and restaurant uses shall not exceed 8,000 square metres of gross floor area and offices shall generally not exceed 4,000 square metres of gross floor area.

### 2.3.1 Brant Avenue Heritage Conservation District

Within the Intensification Corridor Designation, the Brant Avenue Heritage Conservation District (District) is located along Brant Avenue which is subject to specific design criteria and height limitations provided in the Brant Avenue Heritage Conservation District Study. Buildings in this district shall be a maximum of 3 storeys or 10m in height, whichever is less. The minimum height requirement for the Intensification Corridor Designation does not apply to the Brant Avenue Heritage Conservation District. All low-rise residential buildings are also permitted within the District, containing residential dwellings and/or residential buildings converted to commercial use.

As shown in **Figure 4**, lands within the Brant Avenue Heritage Conservation District are currently regulated by the following zones:

- Core Commercial Zone (C1);
- Heritage Commercial Residential Zone (C4) including site specific exceptions;
- Residential Medium Density Type B Zone (R4B) including site specific exceptions;
- Institutional School Zone (I2); and
- Institutional Major Zone (I3).



**Legend**

 Heritage Conservation District

Figure 4: Brant Avenue Heritage Conservation District with Current Zones

## Permitted Uses

The range of uses permitted within these zones is set out in **Table 9** below:

**Table 9: Uses Permitted by Current Zones in the Brant Avenue Heritage Conservation District**

Zone	C1	C4	R4B	I2	I3
Apartment dwellings	-	-	Yes	-	-
Art gallery	Yes	Yes	-	-	-
Arts school	Yes	Yes	-	-	-
Artist Studio	Yes	-	-	-	-
Lodging houses, within converted dwellings	-	Yes	-	-	-
Assisted housing in apartment dwellings	Yes	-	-	-	-
Bakery	Yes	-	-	-	-
Bed and breakfast establishment	-	-	Yes	-	-
Commercial school	Yes	-	-	-	Yes
Convention Centre	Yes	-	-	-	-
Converted dwelling	Yes	Yes	-	-	-
Crisis residence	-	Yes	-	-	Yes
Day nursery	Yes	Yes	Yes	Yes	Yes
Dwelling units	-	Yes	-	-	-
Elementary school	-	-	-	Yes	Yes
Farmers market	Yes	-	-	-	-
Financial institution	Yes	-	-	-	-
Funeral homes	-	Yes	-	-	-
General office	Yes	Yes	-	-	-
General office of a Board of Education	-	-	-	-	Yes
Grocery store	Yes	-	-	-	-
Group correctional home	Yes	Yes	Yes	-	-
Group correctional residence	Yes	Yes	Yes	-	Yes
Group home	Yes	Yes	Yes	-	-
Group residence	Yes	Yes	Yes	-	Yes
Health clubs	Yes	-	-	-	-
Home furnishing store	Yes	-	-	-	-
Home occupation	-	Yes	Yes	-	-
Home for the aged	-	-	Yes	-	Yes
Hospital	-	-	-	-	Yes
Hotel	Yes	-	-	-	-
Junior department store	Yes	-	-	-	-
Library	Yes	-	-	-	-
Major department store	Yes	-	-	-	-
Medical clinic	Yes	Yes	-	-	-
Medical office	Yes	Yes	-	-	-
Mini-group home	Yes	Yes	Yes	-	-
Mixed-Use building	Yes	-	-	-	-
Monastery	-	-	-	-	Yes
Museum	Yes	Yes	-	-	-
Neighbourhood convenience store	Yes	Yes	Yes	-	Yes
Nursing home	-	-	Yes	-	Yes
Parking lots or structures	Yes	-	-	-	Yes
Pawnbroker shop	Yes	-	-	-	-
Personal service store	Yes	Yes	Yes	-	Yes
Pharmacy	Yes	-	-	-	-
Photocopy shop	Yes	-	-	-	-
Photographer's studio	Yes	Yes	-	-	-
Place of assembly	Yes	-	-	-	-

Zone	C1	C4	R4B	I2	I3
Place of entertainment/recreation	Yes	-	-	-	-
Place of worship	Yes	-	-	Yes	Yes
Post-secondary school	Yes	-	-	-	Yes
Postal station	Yes	-	-	-	-
Private park	Yes	-	-	-	-
Public hall	Yes	-	-	-	-
Private school	Yes	-	-	Yes	Yes
Public school	Yes	-	-	Yes	Yes
Public transit facility	Yes	-	-	-	-
Restaurant	Yes	Yes	-	-	-
Retail store	Yes	-	-	-	-
Retirement home	Yes	Yes	Yes	-	Yes
Schools, residences, and medical treatment facilities for the developmentally handicapped	-	-	-	-	Yes
Secondary school	Yes	-	-	Yes	Yes
Semi-detached dwelling	-	Yes	-	-	-
Service or repair shop	Yes	-	-	-	-
Shopping center	Yes	-	-	-	-
Single detached dwelling	-	Yes	-	-	-
Specialty retail store	Yes	Yes	-	-	-
Street townhouse dwelling, comprising a maximum of three attached dwelling units	-	-	-	-	-
Supermarket	Yes	-	-	-	-
Taxi establishment	Yes	-	-	-	-
Telecommunication centre	Yes	-	-	-	-
Telecommunication service	Yes	-	-	-	-
Theatre	Yes	-	-	-	-
Veterinary clinic	-	Yes	-	-	-
Accessory uses, buildings and structures	-	Yes	Yes	Yes	Yes

The zones present within the Brant Avenue Heritage Conservation District do not raise any conflicts with uses permitted in the Official Plan and are generally recommended to be carried forward. As previously mentioned however, a number of the uses will be combined and others eliminated as described in Discussion Paper #3 - Definitions.

Lands zoned Institutional (I2, I3) should continue to be zoned as part of an Institutional zone which will be determined in Discussion Paper #8 - Institutional Zones. It is recommended that a Brant Avenue Heritage Conservation District (BCD) Zone be created due to the policy restrictions on height and the requirements of the HCD Study. The Commercial (C1, C4) Zones and Residential Conversion (R4B) Zone should be combined to create this new zone.

### Zone Provisions

A list of provisions within the relevant zones is set out in **Table 10**. The Institutional zones are not included in the table as a separate Institutional Zone is recommended and will be reviewed in a subsequent Discussion Paper.

From the review of the provisions, it is recommended that the zone provisions for the new BCD Zone be based off the provisions of the C1 Zone, but with different provisions for mixed-use and sole residential uses. Since this zone is intended as a main street type development, consideration should be given as to whether minimum lot coverage,

width and lot area are necessary for the zone as such provisions are often not applied to main street type uses. As well, the maximum height will need to be changed to a maximum of 3 storeys. The zone provisions should also be informed by a review of the Heritage Conservation District Study requirements.

**Table 10: Current Zone Provisions in the Brant Avenue Heritage Conservation District**

Zone	C1		C4	RHD
	Mixed-Use	All Permitted Uses	All Permitted Uses	Apartment Dwellings
Max. Gross Floor Area	-	-	225m <sup>2</sup>	40m <sup>2</sup> /unit
Max. Lot Area	0m <sup>2</sup>	0m <sup>2</sup>	360m <sup>2</sup>	50m <sup>2</sup> /unit
Min. Lot Width	0m	0m	12m	30m
Max. Lot Coverage	100%	100%	40%	35%
Min. Height	2 storeys	-	-	-
Max. Height	8 storeys	8 storeys	12m	12 storeys
Min. Building Stepback	1.5m above 6 storeys	-	-	-
Min. Ground Floor Height	4.5m	-	-	-
Min. Front Yard	Established front building line or maximum of 3 metres	0m	Established front building line	6m, plus 0.3m for each storey above one storey
Min. Rear Yard	-	-	20% of lot depth up to a maximum of 9m	7.5m, plus 1.5m for each storey to a maximum of 15m
abutting a Residential Zone	7.5m	7.5m	-	-
abutting any other Zone	-	-	-	-
Min. Interior Side Yard	-	-	0.6m	1.5m/storey to a maximum of 12m
abutting a Residential Zone	7.5m	3m	-	-
abutting a building with windows on the facing wall	5.5m	-	-	-
abutting any other Zone	0m	0m	-	-
Side Yard Exterior	0m	0m	-	7.5m, plus 0.3m for each storey above one storey

Zone	C1		C4	RHD
	Mixed-Use	All Permitted Uses	All Permitted Uses	Apartment Dwellings
Amenity Space	3m <sup>2</sup>	-	-	9m <sup>2</sup> /unit
Landscaped Open Space	15%	0%		30%

### 2.3.2 Remaining Intensification Corridors

As shown in **Figures 5a, 5b, and 5c**, lands within the remaining Intensification Corridors are currently regulated by the following zones:

- Automobile Service Commercial Zone (C6) including site specific exceptions;
- Convenience Commercial Zone (C7) including site specific exceptions;
- General Commercial Zone (C8) including site specific exceptions;
- Neighbourhood Centre Commercial (C9);
- Community Centre Commercial Zone (C10) including site specific exceptions;
- Residential Conversion Zone (RC) including site specific exceptions;
- Residential Type 1B (15 metre) Zone (R1B);
- Residential Type 1D (9 metre) Zone (R1D) including site specific exceptions;
- Residential Medium Density Type A (R4A) including site specific exceptions;
- Residential Type 2 Zone (R2);
- Residential Type 3 Zone (R3);
- Residential High Density Zone (RHD) including site specific exceptions
- General Industrial Zone (M2) including site specific exceptions;
- Institutional Services Zone (I1);
- Institutional School Zone (I2) including site specific exceptions;
- Institutional Major Zone (I3) including site specific exceptions; and
- Open Space Zone (OS1).



Figure 5a: Intensification Corridors with Current Zones



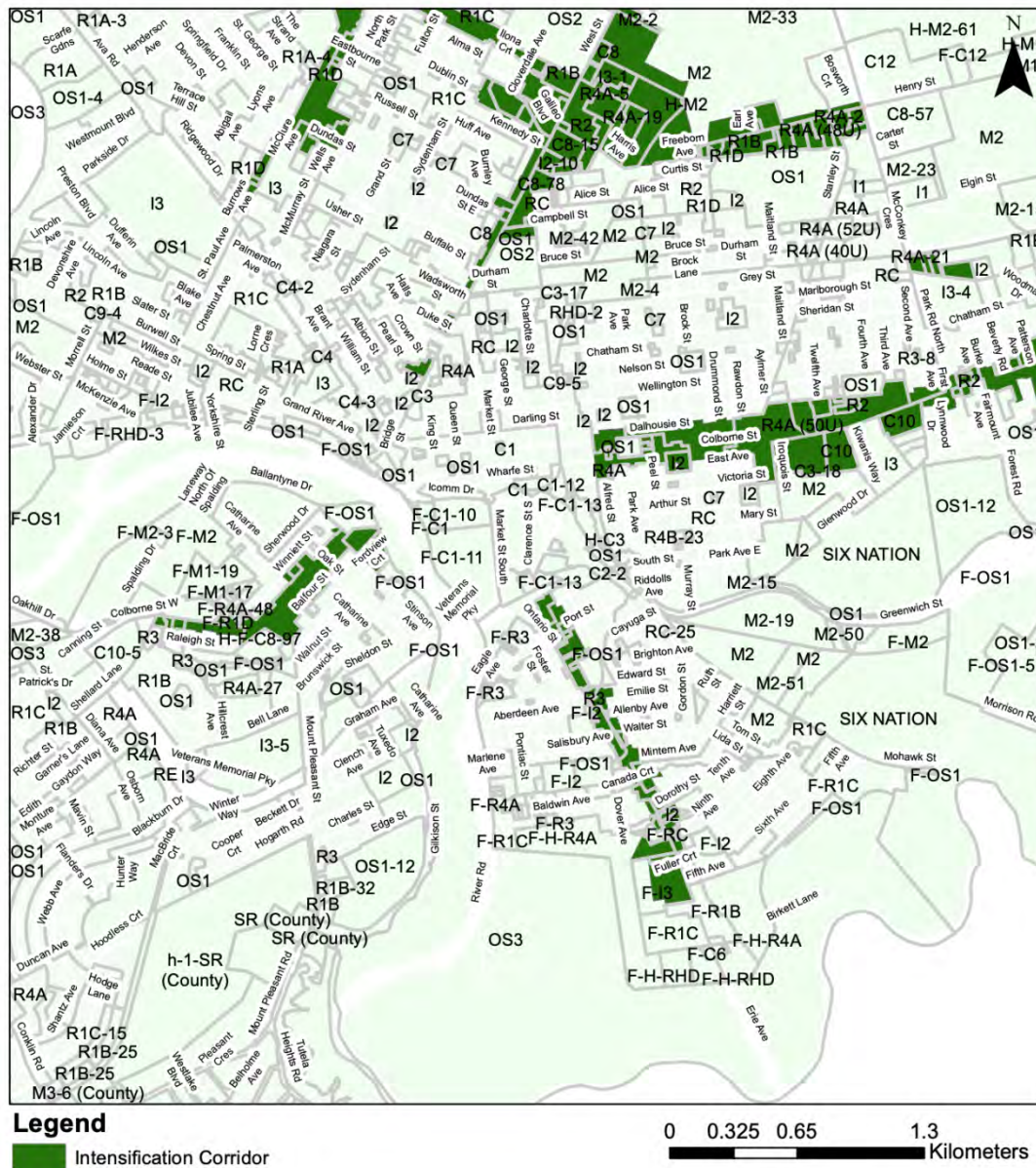


Figure 5b: Intensification Corridors with Current Zones

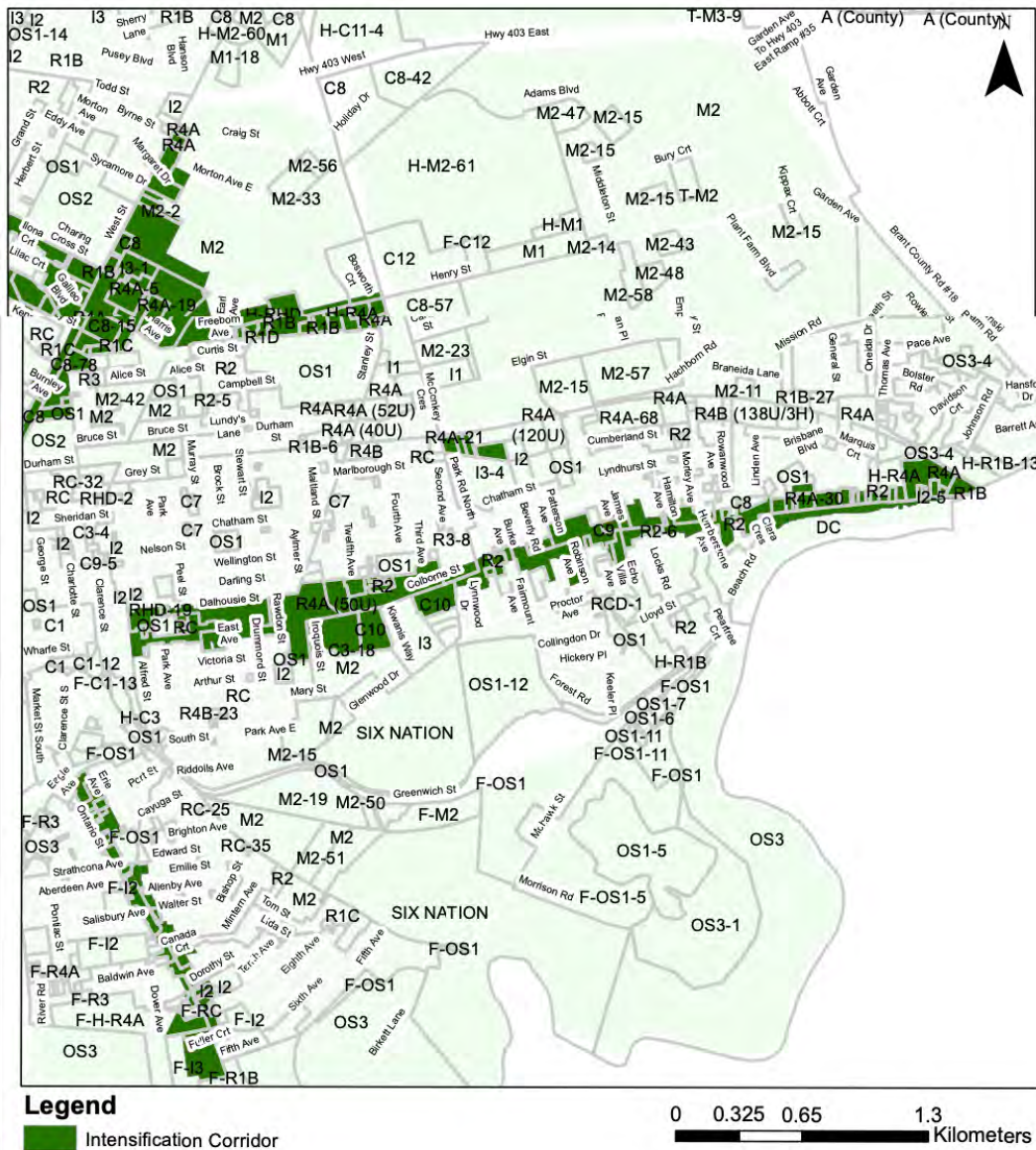


Figure 5c: Intensification Corridors with Current Zones

**Permitted Uses**

The range of uses permitted within these zones is set out in **Table 11** below:

**Table 11: Uses Permitted by Current Zones in the Intensification Corridors**

Zone	C4	C6	C7	C8	C9	C10	RC	R1B	R1D	R4A	R2	R3	RHD	M2	I1	I2	I3	OS1
<b>Agricultural uses</b>	-	-	-	-	-	-	-	-	-	-	-	-	-	Yes	-	-	-	Yes
Apartment dwellings	-	-	-	-	-	-	-	-	-	-	-	-	Yes	-	-	-	-	-
Ambulance station	-	-	-	-	-	-	-	-	-	-	-	-	-	-	Yes	-	-	-
Amusement arcade	-	-	-	-	-	Yes	-	-	-	-	-	-	-	-	-	-	-	-
Art gallery	Yes	-	-	Yes	-	-	-	-	-	-	-	-	-	-	-	-	-	Yes
Artist's studio	-	-	-	Yes	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Arts school	Yes	-	-	-	Yes	Yes	-	-	-	-	-	-	-	-	-	-	-	-
Lodging houses, within converted dwellings	Yes	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Autobody repair shop	-	-	-	-	-	-	-	-	-	-	-	-	-	Yes	-	-	-	-
Automobile gas bars	-	Yes	-	Yes	Yes	Yes	-	-	-	-	-	-	-	-	-	-	-	-
Automobile rental establishment	-	-	-	Yes	-	-	-	-	-	-	-	-	-	Yes	-	-	-	-
Automobile service station	-	Yes	-	Yes	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Automobile washing facility	-	Yes	-	Yes	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Bakery	-	-	Yes	Yes	Yes	Yes	-	-	-	-	-	-	-	-	-	-	-	-
Bed and breakfast establishment	-	-	-	-	-	-	Yes	Yes	Yes	Yes	Yes	Yes	Yes	-	-	-	-	-
Boat and recreational vehicle sales establishment	-	-	-	Yes	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Block townhouse dwellings	-	-	-	-	-	-	-	-	-	✓	-	-	-	-	-	-	-	-
Building supply centre	-	-	-	Yes	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Bus garage</b>	-	-	-	-	-	-	-	-	-	-	-	-	-	Yes	-	-	-	-
Caretaker's residence	-	-	-	-	-	-	-	-	-	-	-	-	-	See Note 1	-	-	-	-
Catering service	-	-	-	-	-	-	-	-	-	-	-	-	-	Yes	-	-	-	-
Commercial school	-	-	-	Yes	-	Yes	-	-	-	-	-	-	-	-	-	-	-	-
Computer, electronic or data processing establishment	-	-	-	-	-	-	-	-	-	-	-	-	-	Yes	-	-	-	-
Converted dwelling	Yes	-	-	-	-	-	Yes	-	-	-	Yes	Yes	-	-	-	-	-	-
Crisis residence	Yes	-	-	-	-	-	-	-	-	Yes	-	-	Yes	-	-	-	Yes	-
Day nursery	Yes	-	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	-	-	Yes	Yes	Yes
Delicatessens	-	-	Yes	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Dry cleaning establishments	-	-	-	-	-	-	-	-	-	-	-	-	-	Yes	-	-	-	-
<b>Double duplex dwelling</b>	-	-	-	-	-	-	-	-	-	Yes	-	-	-	-	-	-	-	-
<b>Duplex dwelling</b>	-	-	-	-	-	-	Yes	-	-	-	Yes	Yes	-	-	-	-	-	-
<b>Dwelling units</b>	Yes	-	Yes	Yes	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Elementary school	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	Yes	Yes	-
Farmers market	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	Yes	-
Financial institution	-	-	-	Yes	Yes	Yes	-	-	-	-	-	-	-	-	-	-	-	-
Fire station	-	-	-	-	-	-	-	-	-	-	-	-	-	-	Yes	-	-	-
<b>Fourplex dwellings</b>	-	-	-	-	-	-	-	-	-	Yes	-	-	-	-	-	-	-	-
Fresh produce outlet	-	-	-	Yes	Yes	-	-	-	-	-	-	-	-	-	-	-	-	-
Funeral homes	Yes	-	-	Yes	-	-	-	-	-	-	-	-	-	-	-	-	-	-
General office	Yes	-	-	Yes	Yes	Yes	-	-	-	-	-	-	-	See Note1	-	-	-	-
General office of a Board of Education	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	Yes	-
<b>Golf course</b>	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	Yes

Zone	C4	C6	C7	C8	C9	C10	RC	R1B	R1D	R4A	R2	R3	RHD	M2	I1	I2	I3	OS1
Grocery store	-	-	-	-	Yes	Yes	-	-	-	-	-	-	-	-	-	-	-	-
Group correctional home	Yes	-	-	-	-	-	Yes	-	-	Yes	-	-	Yes	-	-	-	-	-
Group correctional residence	Yes	-	-	-	-	-	-	-	-	Yes	-	-	Yes	-	-	-	Yes	-
Group home	Yes	-	-	-	-	-	Yes	-	-	Yes	-	-	Yes	-	-	-	-	-
Group residence	Yes	-	-	-	-	-	Yes	-	-	Yes	-	-	Yes	-	-	-	Yes	-
Health clubs	-	-	-	Yes	Yes	Yes	-	-	-	-	-	-	-	-	-	-	-	-
Home for the aged	-	-	-	-	-	-	-	-	-	Yes	-	-	Yes	-	-	-	Yes	-
Home furnishing store	-	-	-	Yes	-	Yes	-	-	-	-	-	-	-	-	-	-	-	-
Home occupation	Yes	-	-	-	-	-	Yes	Yes	Yes	Yes	Yes	Yes	Yes	-	-	-	-	-
Hotel	-	-	-	Yes	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Hospital	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	Yes	-
Impounding yard	-	-	-	-	-	-	-	-	-	-	-	-	-	Yes	-	-	-	-
Industrial mall	-	-	-	-	-	-	-	-	-	-	-	-	-	Yes	-	-	-	-
Industrial rental establishment	-	-	-	-	-	-	-	-	-	-	-	-	-	Yes	-	-	-	-
Industrial service office	-	-	-	-	-	-	-	-	-	-	-	-	-	Yes	-	-	-	-
Kennel	-	-	-	-	-	-	-	-	-	-	-	-	-	Yes	-	-	-	-
Library	-	-	-	Yes	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Liquid waste transfer station	-	-	-	-	-	-	-	-	-	-	-	-	-	Yes	-	-	-	-
Lodging house	-	-	-	-	-	-	Yes	-	-	-	-	-	-	-	-	-	-	-
Manufacturing uses	-	-	-	-	-	-	-	-	-	-	-	-	-	Yes	-	-	-	-
Meat store	-	-	-	Yes	Yes	-	-	-	-	-	-	-	-	-	-	-	-	-
Medical clinic	Yes	-	-	Yes	Yes	Yes	-	-	-	-	-	-	-	-	-	-	-	-
Medical office	Yes	-	-	Yes	Yes	Yes	-	-	-	-	-	-	-	-	-	-	-	-
Mini-group home	Yes	-	-	-	-	-	Yes	Yes	Yes	Yes	Yes	Yes	Yes	-	-	-	-	-
Mixed-Use building	-	-	-	Yes	Yes	Yes	-	-	-	-	-	-	-	-	-	-	-	-
Monastery	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	Yes	-
Motel	-	-	-	Yes	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Motor vehicle sales	-	See Note 1	-	See Note 1	-	-	-	-	-	-	-	-	-	See Note 1	-	-	-	-
Museum	Yes	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	Yes
Neighbourhood convenience store	Yes	-	Yes	Yes	Yes	Yes	-	-	-	-	-	-	Yes	-	-	-	Yes	-
Nursery garden centre	-	-	-	Yes	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Nursing home	-	-	-	-	-	-	-	-	-	Yes	-	-	Yes	-	-	-	Yes	-
Parking lots or structures	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	Yes	-
Personal service store	Yes	-	Yes	Yes	Yes	Yes	-	-	-	-	-	-	Yes	-	-	-	Yes	-
Pharmacy	-	-	Yes	Yes	Yes	Yes	-	-	-	-	-	-	-	-	-	-	-	-
Photocopy shop	-	-	-	Yes	Yes	Yes	-	-	-	-	-	-	-	-	-	-	-	-
Photographer's studio	Yes	-	-	Yes	Yes	Yes	-	-	-	-	-	-	-	-	-	-	-	-
Place of entertainment/recreation	-	-	-	Yes	-	Yes	-	-	-	-	-	-	-	-	-	-	-	-
Place of worship	-	-	-	Yes	Yes	Yes	-	-	-	-	-	-	-	-	-	Yes	Yes	-
Police station	-	-	-	-	-	-	-	-	-	-	-	-	-	-	Yes	-	-	-
Post-secondary school	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	Yes	-
Postal station	-	-	-	-	-	-	-	-	-	-	-	-	-	Yes	-	-	-	-
Private club	-	-	-	Yes	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Public park	-	-	-	-	Yes	Yes	-	-	-	-	-	-	-	Yes	-	-	-	Yes
Private park	-	-	-	Yes	-	-	-	-	-	-	-	-	-	-	-	-	-	Yes
Public storage warehouse	-	-	-	-	-	-	-	-	-	-	-	-	-	Yes	-	-	-	-

Zone	C4	C6	C7	C8	C9	C10	RC	R1B	R1D	R4A	R2	R3	RHD	M2	I1	I2	I3	OS1
Propane storage tank	-	-	-	Yes	-	-	-	-	-	-	-	-	-	Yes	-	-	-	-
Public agency works yards	-	-	-	-	-	-	-	-	-	-	-	-	-	Yes	-	-	-	-
Printing establishment	-	-	-	-	-	-	-	-	-	-	-	-	-	Yes	-	-	-	-
Private school	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	Yes	Yes	-
Public school	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	Yes	Yes	-
Public garage	-	Yes	-	Yes	-	-	-	-	-	-	-	-	-	Yes	-	-	-	-
Public hall	-	-	-	-	Yes	Yes	-	-	-	-	-	-	-	-	-	-	-	-
Restaurant	Yes	-	-	Yes	Yes	Yes	-	-	-	-	-	-	-	Yes	-	-	-	-
Retail store	-	-	-	Yes	-	Yes	-	-	-	-	-	-	-	See Note 1	-	-	-	-
Retail warehouse	-	-	-	Yes	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Retirement home	Yes	-	-	-	-	-	Yes	-	-	Yes	-	-	Yes	-	-	-	Yes	-
Secondary school	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	Yes	Yes	-
<b>Semi-detached dwelling</b>	<b>Yes</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>Yes</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>Yes</b>	<b>Yes</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
Service industry	-	-	-	-	-	-	-	-	-	-	-	-	-	Yes	-	-	-	-
Service or repair shop	-	-	-	Yes	Yes	Yes	-	-	-	-	-	-	-	Yes	-	-	-	-
Shopping center	-	-	-	Yes	-	Yes	-	-	-	-	-	-	-	-	-	-	-	-
<b>Single detached dwelling</b>	<b>Yes</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>Yes</b>	<b>Yes</b>	<b>Yes</b>	<b>-</b>	<b>Yes</b>	<b>Yes</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
Speciality retail store	Yes	-	Yes	Yes	Yes	Yes	-	-	-	-	-	-	-	-	-	-	-	-
Street townhouse dwelling	-	-	-	-	-	-	-	-	-	Yes	-	-	-	-	-	-	-	-
Street townhouse dwelling, comprising a maximum of three attached dwelling units	-	-	-	-	-	-	Yes	Yes	-	-	-	Yes	-	-	-	-	-	-
Supermarket	-	-	-	-	-	Yes	-	-	-	-	-	-	-	-	-	-	-	-
Telecommunication service	-	-	-	-	-	-	-	-	-	-	-	-	-	Yes	-	-	-	-
Trade school	-	-	-	-	-	-	-	-	-	-	-	-	-	Yes	-	-	-	-
Transportation terminal	-	-	-	-	-	-	-	-	-	-	-	-	-	Yes	-	-	-	-
<b>Triplex dwelling</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>Yes</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
Veterinary clinic	Yes	-	-	Yes	Yes	Yes	-	-	-	-	-	-	-	-	-	-	-	-
<b>Wayside pits or wayside quarries</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>Yes</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Warehouse uses</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>Yes</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Wholesale uses</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>Yes</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
Accessory uses, buildings and structures	Yes	-	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
<b>Note 1:</b> Denotes accessory/ancillary/incidental use																		

Those uses highlighted yellow in **Table 11** and generally summarized below do not conform to the Official Plan policies for the Intensification Corridor Designation:

- agricultural uses;
- bus garage;
- low-rise residential dwelling units except for townhouses;
- golf courses;
- impounding yards;
- industrial malls;
- industrial rental establishments;
- industrial service offices;
- kennels;
- liquid transfer stations;
- public storage warehouse;
- propane storage tank;
- public agency works yards;
- wayside pits or wayside quarries;
- warehouse uses; and
- wholesale uses.

As previously mentioned, outdated uses, such as an amusement arcade and motels, as well as uses such as fire stations, ambulance stations, police stations and “accessory uses” that are permitted in all zones should be removed. The list of uses will be further refined as the definitions become refined in future phases of the Project.

Lands zoned Institutional (I1, I2, I3) within the Intensification Corridor Designation, are occupied by retirement and nursing homes, a family centre, a place of worship, schools and a police station. These sites should remain zoned Institutional as per the new recommended Institutional Zones in Discussion Paper #8: Institutional Zones. Since parks are permitted in all lands use designations in the Official Plan, the sites zoned Open Space (OS1) should remain in one of the new Open Space Zone as described in Discussion Paper #10 - Other Zones.

A number of General Industrial (M2) Zones are located within the Intensification Corridor Designation. These sites are identified below including their current use:

- A General Industrial (M2) Zone, located along Roy Boulevard, on the North Side of Highway 403, is currently occupied by a warehouse facility (11 Bodine Drive) and manufacturing facility (145 Roy Boulevard);

- A General Industrial (H-M2-61) Zone, located on the corner of Wayne Gretzky Parkway and Henry Street, is currently occupied by a Tim Hortons (225 Henry Street);
- A General Industrial (M2-2) Zone, located South of Highway 403, consists of a variety of industrial and manufacturing facilities, as well as shops and services (8-50 Craig Street);
- A General Industrial (M2) Zone, located West of Wayne Gretzky Parkway and south of the railway, consists of a mix of commercial facilities and industrial warehouse/storage facilities (33 Earl Street, 35 Bosworth Court, and 46 Bosworth Court);
- A General Industrial (M2-15) Zone, located on the east side of Wayne Gretzky Parkway and the south side of Elgin Street, consists of a storage warehouse and recreational facility (101 Wayne Gretzky Parkway);
- A General Industrial (M2-57) Zone, located on the South Side of Elgin Street, is occupied by an Enbridge facility;
- A General Industrial (M2-11) Zone, located south of Braneida Lane, consists of a commercial (224 Braneida Lane) and service building (236 Braneida Lane);
- A General Industrial (M2-21) Zone, located on the East side of Plant Farm Boulevard, consists of a warehouse and distribution centre (72 Plant Farm Boulevard);
- A General Industrial (M2-16) Zone, located on the corner of Henry Street and Garden Avenue, consists of a recycling centre (434 Henry Street);
- A General Industrial (M2-40) Zone, located between Highway 18 and Garden Avenue, consists of an empty plot of land with some vegetation and an empty field;
- A General Industrial (M2-15) Zone, located on the corner of Adams Boulevard and Bury Court (38 Bury Court), consists of a large outdoor storage area and warehouse;
- A General Industrial (M2-15) Zone, located along Adams Boulevard, is occupied by a large manufacturing facility (132 Adams Boulevard); and
- A General Industrial (M2-47) Zone, located on the North Side of Adams Boulevard, is occupied by a large warehouse and manufacturing facility (156 Adams Boulevard).

Six options for addressing these General Industrial Zones in the new Zoning By-law are set out in Section 4.1 of this Paper.

The various Residential (RC, R1B, R1D, R4A, R2, R3, RHD) Zones reflect the characteristics of many of these corridors which are currently residential. Six options are proposed to address these existing residential zones in Section 4.1 of this report.

The Commercial (C6, C7, C8, C9, C10) Zones should be combined into an Intensification Corridor (IC) Zone with a scope of permitted uses and provisions that conform to the Intensification Corridor policies as set out in the options in Section 4.1 of this Paper.

### **Zone Provisions**

A list of provisions within the relevant zones are set out in **Table 12**. The Industrial, Institutional and Open Space Zones are not included in this table as these zones will be addressed as noted above. As well, the residential zones should remain in a residential zone unless pre-zoned as per the discussion in Section 5 of this report. As such **Table 12** focuses on the existing commercial zones to explore an appropriate commercial mixed-use zone.

As per the Major Commercial Centre discussion, a separate zone is recommended for gas bars and car washes that would apply City-wide based on the C6 and C8 Zones.

From the review of the provisions, a combination of the C9 and C10 Zones appear to be the most appropriate zone provisions to use across commercial and mixed-use components of the Intensification Corridors. However, the new zone should set out the zone provisions by built form (i.e., mixed-use and shopping centre). As well, provisions should be added for maximum gross floor area for retail, service commercial and restaurant uses of 8,000 m<sup>2</sup> and office uses for 4,000m<sup>2</sup>. Also, minimum height should be changed to 3 storeys and maximum heights along Erie Avenue should be set at 6 storeys in order to conform to the Official Plan policies.



Table 12: Current Zoning Provisions in the Intensification Corridors

Zone	C6		C7	C8		C9		C10	
	Automobile Gas Bar, Service Stations and Public Garage	Automobile Washing Facilities	Neighbourhood Convenience Stores, Personal Service Stores, Pharmacies, Delicatessens, Specialty Retail Stores, and Bakeries	All Permitted Uses	Automobile Washing Facilities	All Permitted Uses	Mixed Use Buildings	Mixed Use Buildings	Shopping Centres
Max. Gross Floor Area	750m <sup>2</sup>	-	Total: 280m <sup>2</sup> For each use: 225m <sup>2</sup>	-	-	Total: 1650m <sup>2</sup> Restaurants: 280m <sup>2</sup>	-	-	10,200m <sup>2</sup>
Min. Lot Area	-	1200m <sup>2</sup>	450m <sup>2</sup>	900m <sup>2</sup>	1200m <sup>2</sup>	0.4ha	0m	0m	2.0ha
Min. Lot Frontage	-	-	-	-	-	40m	-	-	-
Min. Lot Width	30m	30m	15m	30m	30m	-	0m	0m	100m
Max. Lot Coverage	25%	25%	35%	40%	25%	30%	100%	100%	30%
Min. Height	-	-	-	-	-	-	2 storeys	2 storeys	-
Max. Height	7.5m	7.5m	2 storeys	10m	7.5m	10m	6 storeys	6 storeys	10m
Min. Building Stepback	-	-	-	-	-	-	0m	0m	-
Min. Ground Floor Height	-	-	-	-	-	-	4.5m	4.5m	-
Min. Front Yard	Buildings: 15m Gas pump island and kiosk: 6m Gas pump island canopy: 1m	9m	6m	9m	9m	Buildings: 9m Gas pump island and kiosk: 6m Gas pump island canopy: 1m	0m	0m	9m
Min. Rear Yard	0m	12m	-	-	12m	6m	-	-	6m
abutting a Residential Zone	6m	-	4.5m	-	-	-	7.5m	7.5m	-

**Discussion Paper #5 – Mixed Use, Brantford New Zoning By-law Project**

Zone	C6		C7	C8		C9		C10	
	Automobile Gas Bar, Service Stations and Public Garage	Automobile Washing Facilities	Neighbourhood Convenience Stores, Personal Service Stores, Pharmacies, Delicatessens, Specialty Retail Stores, and Bakeries	All Permitted Uses	Automobile Washing Facilities	All Permitted Uses	Mixed Use Buildings	Mixed Use Buildings	Shopping Centres
abutting a lot in a General Commercial Zone	3m	-	-	0m	-	-	-	-	-
abutting any other Zone	-	-	3m	6m	-	-	0m	0m	-
<b>Min. Interior Side Yard</b>	6m	6m	-	-	6m	6m			6m
abutting a Residential Zone	-	-	2.4m	-	-	-	7.5m	7.5m	-
abutting a lot in a General Commercial Zone	3m	3m	-	0m	3m				
abutting a building with windows on the facing wall	-	-	-	-	-	-	5.5m	5.5m	-
abutting any other Zone	-	-	1.2m	6m	-	-	0m	0m	-
<b>Side Yard Exterior</b>	Buildings: 15m Gas pump island and kiosk: 6m Gas pump island canopy: 1m	3.5m	2.4m	9m	3.5m	9m	0m	0m	9m
<b>Amenity Space</b>	-	-	-	-	-	-	3m <sup>2</sup> / residential unit	3m <sup>2</sup> / residential unit	-
<b>Landscaped Open Space</b>	10%	10%	10%%	10%	10%	10%	15%	15%	10%

## 3 Built Form



### 3.1 Brantford Urban Design Manual

The Brantford Urban Design Manual (the Manual) is a consolidated set of City-wide urban design guidelines for the City of Brantford. The Manual contains guidelines for the public realm, private realm and a diverse range of building types. The Built Form Guidelines set out in Section 2 of the Manual provide direction for the Downtown and Intensification Corridors.

The Downtown will provide a broad range of built forms and land uses and should consider streetscape, façade improvements and landscaping. The Historic Mainstreets Precinct should maintain an active street frontage through articulated building frontages and encourage the use of podium heights. The Lower Downtown will eventually evolve to include opportunities for mid-to high rise infill and intensification. It will also include a tighter network of streets to encourage walkability. Design elements include the integration of pedestrian-scaled lighting, public art, active at-grade uses, and patios aligned close to the street, as well as street furniture. Development in the City's Upper Downtown Precinct should be designed to respect the surrounding low-rise character of the area with opportunities to improve street furniture and landscaping.

Brantford's Intensification Corridors are envisioned to include:

- Mixed-use building nodes;
- Mixed-use areas; and
- Mid/high-rise residential areas.

Mixed-use building nodes are to be located at major intersections with priority for mid- to high-rise mixed-use buildings. Mixed-use areas are intended to provide a mix of built form and uses, and mid/high-rise residential areas are intended to be intensified with appropriate consideration to transitions, setbacks and built form. The Manual further discusses the character of each corridor and densities expected to arise in those areas.

The Built Form Guidelines set out in Section 5 of the Manual provide direction for the following building types:

- Low-Rise Residential;
- Mid-Rise Buildings;
- High-Rise Buildings;
- Mixed-Use Buildings;

- Institutional Buildings;
- Commercial Buildings and Plazas;
- Employment Buildings; and  
Cultural Heritage Buildings.

The following sub-sections summarize applicable direction from the Manual that may be considered and translated into mixed-use zone provisions. The review focuses on mid-rise, high-rise and mixed-use buildings. The Manual is consistent with the Official Plan in its classification of mid-rise and high-rise buildings. Mid-rise buildings are those 3 to 6 storeys in height, which includes mid-rise townhouses and apartment buildings. A high-rise building is considered greater than 6 storeys. A common element between mid-rise and high-rise buildings is the requirement for a 45 degree angular plane measured from the adjacent property line to the top of a building where it shares a property line with an adjacent low-rise residential building.

### **3.1.1 Mid-Rise Buildings**

Mid-rise buildings should respond appropriately, through height, massing and location, to its context to ensure a high quality design outcome. The following specific built form direction for mid-rise buildings from the Manual should be considered as zoning provisions are drafted for the mixed-use zones in the new Zoning By-law:

- Buildings should incorporate setbacks and stepbacks to lessen the impact of the street wall.
- For 6 storey buildings, a minimum 1.5 metre step back is required above 3 storeys, except where they are located on an existing or planned right of way with a width of 26 metres or more.
- The length of a building should not exceed 60 metres. Buildings longer than 60 metres in length should be broken up physically or visually using step-backs, colour, material variations and building articulation.
- At-grade residential units should provide a minimum of 3 metres from the property line to accommodate front yard amenity space.

### **3.1.2 High-Rise Buildings**

High-rise buildings should have a high quality of design and should be compatible with the height and massing of adjacent streets and the surrounding neighbourhood context. The following built form direction from the Manual should be considered as zoning provisions are compiled:

- The maximum height of a podium should be equal to the width of the right of way, to a maximum of 6 storeys. The minimum height of a podium should be 2 storeys.

In addition to these general high-rise building guidelines, the Manual also sets out guidelines specific to slab form and point tower buildings, given the vast height range of high-rise buildings and the need for different direction. Slab buildings are generally wide and shorter, with heights up to 12 storeys considered appropriate. Point tower buildings are generally narrow and taller which is an appropriate built form for heights above 12 storeys. A point tower built form is preferred, but where slab buildings are accepted by the City, careful attention to the impact of shadow, wind, visual and the loss of sky view challenges should be considered and mitigated as part of the design. **Figure 6** below illustrates these two high-rise built form types.



**Figure 6: Example Slab and Point Tower High-Rise Buildings**

### High-Rise Slab Form – Up to 12 Storeys

- The separation between two slab buildings should be a minimum of 15 metres. The maximum height of the middle portion of a slab building should be 12 storeys, or equal to the width of the street it faces.

### High-Rise Point Tower Form – Above 13 Storeys

- A minimum tower separation of 30 metres from another high-rise, excluding balconies, should be applied. Where no high-rise building towers currently exist, proposed towers should be set back 15 metres from adjacent property lines (split between each property) to protect for a future 30 metre separation distance.
- Tower floor plates should be a maximum of 750 square metres.

- Towers should be stepped a minimum of 3 metres from the podium to differentiate between the podium and tower.
- Balconies should be a minimum of 1.5 metres to provide usable outdoor amenity space.

### Mixed-Use Buildings

The Manual also sets out direction for mixed-use buildings, the majority of which relates to interaction with the public realm and built form interaction along the street. Specific direction is set out for a minimum ground floor height of 4.5 metres to accommodate retail uses or future conversions.

## 3.2 Best Practices

The purpose of this section is to identify uses or elements that other existing zoning by-laws in Ontario address, to help inform the new Zoning By-law. The zoning by-laws reviewed in this Study were chosen based on the following factors:

- Locale - to review zoning by-laws within southern Ontario;
- Approval date - to review more recent zoning by-laws, such as in the case of Kingston and Vaughan, neither of which are in effect yet; and
- Clarity - to consider zoning by-laws that had been noted in other planning work as being clear, concise and well organized.

The City of London, Peterborough and Kingston were the only municipalities from this review that did not have any mixed-use zones.

The following table, **Table 13**, provides a summary of mixed-use zone provisions from other municipal zoning by-laws that could be considered for implementation in the new Zoning By-law.

### 3.2.1 Building Height

Almost all of the mixed-use zones contained in the different zoning by-laws have a minimum building height provision, which ranges from 7.5 metres within Barrie's mixed-use zones to 24 metres within Vaughan's mixed-use zones. As well, Barrie, Oakville, Guelph and Milton all outline a minimum ground floor height provision of between 4 and 4.5 metres. Nearly all of the mixed-use zones also set out maximum building heights, which range from 15 metres in Barrie to 88 metres in Vaughan. There is no standard height in the best practices for intensification corridors. The recommended maximum height should be based on what is appropriate for Brantford and may differ based on different segments of the intensification corridor. The recommended heights will be determined in the next phase of the New Zoning By-law Project.

### 3.2.3 Landscape Buffer and Landscaped Open Space

Several mixed-use zones require a minimum landscape strip/buffer. Vaughan's mixed-use zones require a landscape strip of 3.5 to 5 metres abutting a street line and 3 metres abutting a residential zone. St. Catharines and Milton also require landscape buffers for lots abutting residential zones (minimum 3 metres in St. Catharines and 4.5 metres in Milton). Milton additionally requires a 7.5 metre landscape buffer for lots abutting a provincial highway. Guelph requires a 3 metre wide landscape buffer adjacent to the lot line where a mixed-use zone abuts any residential, institutional, park or natural heritage system zone. The requirement for minimum landscaped open space varies greatly amongst the zones, ranging from 10% in Vaughan to 25% in Guelph.

### 3.2.4 Amenity Area

A number of municipalities require a minimum amount of indoor and /or outdoor amenity space per unit for higher density developments. This requirement ranges from as low as 4 m<sup>2</sup> per unit upwards. Most apply only an outdoor amenity rate. The City of Vaughan's new Zoning By-law sets out different rates for different building types. Vaughan is also the only zoning by-law that includes separate indoor and outdoor amenity space requirements. Guelph defines both but only specifies requirements for outdoor amenity. Brantford's requirements are similar to that of the example municipalities except that it is the only municipality that combines both indoor and outdoor amenity area. Brantford could consider creating separate provisions for both indoor and outdoor amenity space.

### 3.2.5 Tower Requirements

The City of Vaughan outlines tower requirements for tall buildings (generally over 10 to 12 storeys) within the mixed-use zones including regulations addressing podium height, required step-backs, tower floor plate sizes and tower separation distance requirements. Vaughan sets a maximum tower floor plate of 850m<sup>2</sup>. Many other municipalities in the Greater Toronto Area establish a maximum tower floor plate for tall buildings of 750 m<sup>2</sup>. The City of Vaughan also establishes a minimum podium height of 10.5m and a maximum of 20m. Both Guelph and Vaughan set out tower separation distances ranging between 20 and 25m and Vaughan's step back requirements vary based on height. Brantford should consider adding a step-back as they are typically required to meet the guidelines in the Urban Design Manual.

### 3.2.6 Façade Step-backs

For both of the mixed-use zones within the City of Barrie, the zoning by-law outlines minimum front, rear and side façade step-backs. The purpose of a façade step-back is to set the main wall of a building back above a certain height. The following is required for front and rear façade step-backs: 45 degree angular plane at a height above 80% of the width of the right-of-way using 3m minimum step-backs. Thus, at a height, which is 80% of the width of the adjacent road, the building must be set back a series of 3 metre step-backs on each floor equal to a 45% angular plane. Minimum side façade step-

backs, if adjacent to an Open Space Zone, require a series of 5.5 metre step-backs at a height above 80% of the adjacent right-of-way width.

### **3.2.7 Angular Plane**

In Guelph, building heights shall not exceed an angular plane of 45 degrees from any interior side yard or rear yard lot line when adjacent to low density residential. The same applies to buildings adjacent to medium density residential, institutional or park zones but as measured from 10.5m above the average elevation at the required setback from the property line. Vaughan requires a 45 degree angular plane in most of its mixed-use zones from rear and interior side lot lines abutting a low density residential zone.

### **3.2.8 Main Wall**

Oakville's zoning by-law regulates main wall setbacks in their mixed-use zones, requiring that a certain portion of the front or main wall be located between the minimum and maximum front yard setbacks. In Milton, the length of the main wall is regulated, requiring that main walls not exceed 60m.

### **3.2.9 Maximum Density**

For mixed-use buildings within St. Catharine's mixed-use zones, maximum permitted densities range from 100 to 192 residential units per hectare. A unit per hectare density figure for high density is a crude measure of density as unit size can change dramatically. A more appropriate way to regulate the size and mass of the building are through height, setbacks, setbacks and floor plate requirements.

### **3.2.10 Summary**

The new Zoning By-law should incorporate many of the built form provisions described in Brantford's Urban Design Manual for mid-rise and high-rise buildings and the built form requirements reviewed in the best practices including provisions for step-backs, podium heights and stepbacks to towers, tower separation, tower floor plates, balconies, ground floor height for mixed-use buildings, landscaped open space, amenity space, angular plane, and main wall length and setback. Additionally, there is some discrepancy between slab and points in the Urban Design Manual which should further be defined in the Zoning By-law.



Table 13: Best Practices Summary Table

Municipality	Zone	Min. Lot Area (sq. m.)	Min. Lot Frontage (m)	Min. Yard Setback				Max. Height	Coverage	Landscape	Amenity Area	Other
				Front (m)	Rear (m)	Int. Side (m)	Ext. Side (m)					
Milton	Urban Growth Centre – Mixed Use	3500m <sup>2</sup>	50m	0m	Floors 1 to 4: 12m Floor 5: 15m Floor 6: 18m	3m	3m	-	60%	15%	4m <sup>2</sup> per dwelling unit (outdoor) -	Landscape buffer of 4.5 metres abutting a residential zone  Main wall provision included
	Urban Growth Centre – Mixed Use 2	3500m <sup>2</sup>	50m	0m	Floors 1 to 4: 12m Floor 5: 15m Floor 6: 18m	3m	3m	-	60%	15%		
St. Catharines	M1	4000m <sup>2</sup>	30m	3m	3m	1.2m	3m	20m	-	-	-	Max. residential density range from 100 to 192 and landscape buffer abutting a residential zone is provided
	M2	4000m <sup>2</sup>	30m	3m for portion of building less than 14m in height/5m for portion of building 14m in height or greater	4.5m for portion of building up to 14m in height/additional 0.5m for each additional 1m in building height	1.2m	3m for portion of building less than 14m in height/5m for portion of building 14m in height or greater	-	-	-	10%	
	M3	4000m <sup>2</sup>	30m	3m for portion of building less than 14m in height/5m for portion of building 14m in height or greater	4.5m for portion of building up to 14m in height/additional 0.5m for each additional 1m in building height	1.2m	3m for portion of building less than 14m in height/5m for portion of building 14m in height or greater	-	-	-	10%	
Oakville	Central Business District	-	-	0m	0m	0m	3m	15m	-	-	-	Setbacks differ when abutting an adjacent residential, institutional or community use zone. Minimums are provided for storeys and height.  Main wall provision included
	Main Street 1	-	-	0m	0m	0m	3m	15m	-	-	-	
	Main Street 2	-	-	0m	0m	0m	5m	22m	-	-	-	
	Urban Centre	-	-	0m	0m	0m	5m	29m	-	-	-	
	Urban Core	-	-	1m	0m	0m	5m	43m	-	-	-	
Vaughan	Low-rise Mixed Use	800m <sup>2</sup>	18m	3.5m	7.5m	1.5m	3.5m	20m	-	10%	Indoor Amenity Area:	Includes provisions for podium height and tower separation.
	Mid-Rise Mixed Use	1200m <sup>2</sup>	30m	5m	7.5m	-	5m	48m	-	-	Block townhouse dwelling: 10m <sup>2</sup>	

Municipality	Zone	Min. Lot Area (sq. m.)	Min. Lot Frontage (m)	Min. Yard Setback				Max. Height	Coverage	Landscape	Amenity Area	Other
				Front (m)	Rear (m)	Int. Side (m)	Ext. Side (m)					
	High-rise Mixed Use	1200m <sup>2</sup>	30m	5m	7.5m	-	5m	88m	-	-	<p>Multiple-unit townhouse and podium townhouse dwelling: 10m<sup>2</sup> per dwelling unit for the first 8 dwelling units and an additional 8m<sup>2</sup> for each additional dwelling unit</p> <p>Apartment dwelling: 8m<sup>2</sup> for the first 8 dwelling units and an additional 5m<sup>2</sup> of amenity area per each additional dwelling unit</p> <p>Outdoor Amenity Area: Block townhouse dwelling or multiple-unit townhouse dwelling: 50% of the total required amenity area</p> <p>Apartment dwelling at least one contiguous outdoor area of :55m<sup>2</sup> located at grade</p> <p>A maximum of 20% of required outdoor amenity may consist of amenity area located on a rooftop or terrace</p>	
	General Mixed-Use	800m <sup>2</sup>	18m	3.5m	7.5m	3m	3.5m	11m	-	10%		
	Community Commercial Mixed Use	1800m <sup>2</sup>	30m	3.5m	7.5m	1.5m	3.5m	32m	-	10%		
	Employment Commercial Mixed Use	1800m <sup>2</sup>	30m	7m	7.5m	1.5m	5m	32m	-	10%		
Barrie	Mixed Use Node	-	-	1m for 74% of frontage  5m for 25% of frontage	Abutting a street or laneway: 1.5m  Abutting Residential, OS or EP Zone: 7m setback	-	-	25.5m	-	-	12m <sup>2</sup> per unit for units containing more than 4 residential dwelling units	Includes front and side façade setbacks, provisions are specifically for residential mixed-use zones.

Municipality	Zone	Min. Lot Area (sq. m.)	Min. Lot Frontage (m)	Min. Yard Setback				Max. Height	Coverage	Landscape	Amenity Area	Other
				Front (m)	Rear (m)	Int. Side (m)	Ext. Side (m)					
	Mixed Use Corridor	-	-	1m for 74% of frontage 5m for 25% of frontage	Abutting Street or Laneway: 1.5m Abutting Residential, OS or EP Zone: 7m setback	Abutting street or laneway: 3m	-	16.5m	-	-	12m <sup>2</sup> per unit for units containing more than 4 residential dwelling units	
Guelph	Commercial Mixed-use Centre	7500m <sup>2</sup>	50m	3m	7.5m	3m	3m	10 storeys		25% 3m wide buffer strip	30m <sup>2</sup> per dwelling unit up to 20 units 20m <sup>2</sup> for each additional dwelling unit	Includes several additional provisions including residential density units per hectare, floor plate, building length, separation distance, first storey building, etc.
	Mixed-use Corridor	7500m <sup>2</sup>	50m	3m	7.5m	3m	3m	6 storeys	-	25% 3m wide buffer strip	30m <sup>2</sup> per dwelling unit up to 20 units 20m <sup>2</sup> for each additional dwelling unit	
	Neighbourhood Commercial Centre	2000m <sup>2</sup>	30m	3m	7.5m	3m	3m	6 storeys	-	25% 3m wide buffer strip	30m <sup>2</sup> per dwelling unit up to 20 units 20m <sup>2</sup> for each additional dwelling unit	
	Mixed office/commercial	370m <sup>2</sup>	12m	6m	10m	1.5m	7.5m	4 storeys	-	3m wide buffer strip	30m <sup>2</sup> per dwelling unit up to 20 units 20m <sup>2</sup> for each additional dwelling unit	

## 4 Intensification through Pre-zoning and Inclusionary Zoning



### 4.1 Pre-Zoning

One of the key issues to be determined through a zoning by-law review is whether or not to “pre-zone” to permit intensification (i.e., high density mixed-use development) in those areas where intensification is envisioned. Pre-zoning can help to promote intensification by reducing the need for developers to submit applications for zoning by-law amendments which saves time, consulting fees and provides greater certainty to the development community and residents. If developers want to propose a different built form than permitted in the zoning by-law, a zoning by-law amendment would still be required.

In Brantford’s Intensification Corridors, mixed-use development is not currently common as the corridors are occupied predominantly by low-rise single uses such as large retail stores surrounded by parking, smaller commercial plazas and older single detached houses fronting onto arterial roads. In a few cases, main street type mixed-use buildings are found in the Intensification Corridors such as along Colborne Street West but these more mixed-use areas are commonly low density. Pre-zoning for high-density mixed-use development may not be compatible with the existing character of the City’s Intensification Corridors where single detached dwellings are dominant, particularly if the intensification occurs intermittently along the corridor. As well, assembly of multiple single detached lots can be onerous and costly where intensification is not well established. As such, some of the single detached corridors may remain of a low-rise character for many years.

Another issue is whether it is appropriate to pre-zone all the Intensification Corridors with the same range of permitted uses, heights and densities. Some parts of corridors, such as those area within predominantly low-rise residential development or industrial uses, may not be appropriate for the full range of uses permitted by the Intensification Corridor Designation or for the same density. Other areas may be more appropriate for mid-rise development rather than low-rise or high-rise development.

Existing commercial development along the Intensification Corridors offers a greater opportunity to achieve intensification as the sites are generally larger, don’t require land assembly, have low building investments and often provide greater opportunities to transition to adjacent low-rise neighbourhoods.

Six options are available for the Intensification Corridors with respect to pre-zoning:

- 1) Apply the mixed-use zones only to those areas that currently have mixed-use developments or have the imminent potential to become mixed-use, and zone the remaining single use areas as either commercial, industrial or residential;
- 2) Apply the mixed-use zones to all existing commercial zones in the Intensification Corridors and leave the remaining residential and industrial areas zoned as residential and industrial respectively;
- 3) Apply the mixed-use zones to all existing commercial zones in the Intensification Corridors and change the existing residential and industrial zones to a Future Development zone which recognizes only existing uses. A development zone limits permitted uses to existing uses and does not permit the range of industrial uses that is currently permitted on these sites. This limit to existing uses recognizes that these sites are to eventually be redeveloped for intensification once the existing uses cease;
- 4) Apply the mixed-use zones to all existing commercial zones in the Intensification Corridors and change the existing residential zones to a medium density residential zone to allow for some low-rise residential intensification but any higher heights and densities would require a zoning by-law amendment;
- 5) Apply the mixed-use zones to the entirety of the Intensification Corridors with minimum and maximum heights. This option could encourage early intensification along the corridors but may also prematurely force out existing industries. As well, redevelopment of some of the existing industries in the Intensification Corridors for residential uses could impact remaining industrial uses that have chosen to remain; and
- 6) Apply the mixed-use zones to the entirety of the Intensification Corridors but require ground related commercial uses in only identified pedestrian predominant areas.

The preferred option is to rezone these properties to the new Intensification Corridor Zone permitting a broad range of uses as permitted in the Intensification Corridor Designation while requiring ground floor commercial uses in only those areas identified as pedestrian predominant areas. These pedestrian predominant areas are areas where ground related commercial uses currently exist or are to be created. These areas will be identified in the next stage of the New Zoning By-law Project.

However, the new Zoning By-law should also recognize existing uses, such as the industrial uses, so that the uses are not considered legal non-conforming and can remain and expand on site. In addition, a holding provision should apply to a change of use from the existing use to ensure matters of land use compatibility are addressed through development applications.

### 4.3 Inclusionary Zoning and Affordable Housing

Inclusionary zoning is a tool authorized by the *Planning Act* that allows municipalities to pass by-laws to require that new developments with residential uses include a minimum proportion of affordable housing units. In order to implement an inclusionary zoning by-law, a municipality's Official Plan must contain policies authorizing inclusionary zoning. Municipalities must also conduct an assessment report, which considers, amongst other things, housing supply, population, household incomes, and the impact of such policies on the housing market. This report must be updated every 5 years to determine whether amendments to the inclusionary zoning area are required, and a status report is also required to be prepared every 2 years after passing the inclusionary zoning by-law.

While the City of Brantford's Official Plan includes policies authorizing the use of inclusionary zoning, the *Planning Act* only allows this tool to be applied in Protected Major Transit Station Areas and in areas subject to a Development Permit System as ordered by the Minister of Municipal Affairs and Housing. A Protected Major Transit Station Area is an area surrounding and including an existing or planned higher order transit (e.g., subways, light rail transit, and bus rapid transit) station or stop that is identified in a municipal Official Plan. There is no Protected Major Transit Station Area identified in the City of Brantford Official Plan, and the Minister has not ordered a Development Permit System in Brantford. Therefore, Inclusionary Zoning is not a tool that is currently available to the City of Brantford to provide for affordable housing.

While not currently available in Brantford, it is also important to note that inclusionary zoning is a tool that is only expected to be successful where there is already considerable market demand for high density residential or mixed-use development and where a substantial uplift in value can be achieved through redevelopment for multi-unit residential uses. In Brantford, where high density residential development is not yet firmly established as part of the residential market, utilizing inclusionary zoning on new development may serve to discourage residential development as single use commercial developments may be more financially viable.

Another way to support the provision of affordable housing is to ensure that the new Zoning By-law permits a diverse range of housing types to contribute to opportunities for housing that is affordable for lower income households. This range and mix of housing includes ground related multiple dwellings such as townhouses, back-to-back townhouses and stacked townhouses as well as apartments in low-rise, mid-rise and high-rise buildings. Permitting this broader range of housing as of right in the mixed-use zones will help to facilitate the provision of affordable housing options in Brantford.

The City also currently offers financial incentives aimed at supporting the provision of affordable housing. The Downtown Community Improvement Plan and the Greyfields Community Improvement Plan provide tax increment-based grant programs that provide enhanced financial incentives for projects that include the creation of affordable housing to help make the development affordable housing more financially viable.

## 5 Conclusions and Next Steps



This Discussion Paper provides options and preliminary recommendations for the overall categorization of Brantford’s mixed-use zones, the permitted uses and the provisions. The overall approach to the consolidation of mixed-use zones is to bring the zones in alignment with the intent of the Official Plan designations as much as reasonable.

As discussed within **Section 2** of this Discussion Paper, a zone is recommended for each Official Plan designation and precinct in order to ensure the Official Plan policies are fully implemented. The next phase of New Zoning By-law Project will look at creating the individual zones and provisions based on Official Plan policies and built form best practices.

As this New Zoning By-law Project progresses and these requirements are refined, there may be a need to implement additional zones, lot provisions and/or permitted use requirements in order to ensure the Official Plan policies are fully implemented.

The options and recommendations set out within this Discussion Paper will be considered further as the Strategic Directions Report is drafted in Phase 4 of the New Zoning By-law Project.